

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No: **970379**

PERMIT ISSUED
 Permit Issued: **APR 29 1997**
CITY OF PORTLAND

Location of Construction: 139 Beverly St 333 K 6	Owner: Custom Built Homes/ME	Phone: 892-3149
Owner Address: 27 Main St - Windham ME 04062	Lessee/Buyer's Name:	Business Name:
Contractor Name: owner	Address:	Phone:
Past Use: excant lot	Proposed Use: 1-fam,dwlg	COST OF WORK: \$85,000
		PERMIT FEE: \$ 445
Proposed Project Description: const 1-famdwlg 24'x32'	Signature: BOCA & Apple	INSPECTION: Use Group: R3 Type: 5B Signature: <i>[Signature]</i>
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
	Action:	Approved with Conditions: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>
Permit Taken By: L Chase	Date Applied For: 4/16/97	Date:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 4-21-97

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

[Signature]

SIGNATURE OF APPLICANT

ADDRESS: _____ PHONE: _____

DATE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **7**

[Signature]

5/14/97

Setbacks ok - ok to pour foundation @

5/23/97 - Memo ok - ok to rockfill

6/12/97 - Rough Plumbing ok - Rough Framing ok -

Plans and SFD deck - ok to proceed - Residue between @

2 - msg mistake - Deck Stair @

7/17/97 - Call for CG @

① Cylar Stairs need side protection Done 7/22/97 @

② Family Chute needs notes with @ BOMT Done 7/22/97

③ Needs # of first B. House Done 7/22/97

7/24/97 - DRC Release Rec'd.

Moist Temp CG @ -

Single Family dwelling w/ rear deck & Screen Patch - No

Conditions:

1 - Allow Wall Joints must conform to NEC

2 - Boiler Transformer wiring must conform to NEC

Foundation: _____ Type _____ Inspection Record _____ Date _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



Location of Construction: 139 Beverly St 333 K 6 Owner: Custom Built Homes/ME Phone: 892-3149

Owner Address: 27 Main St - Windham ME 04062 Lessee/Buyer's Name: Phone: Business Name:

Contractor Name: owner Address: Phone:

Past Use: vacant lot Proposed Use: 1 - fam dwlg COST OF WORK: \$85,000 PERMIT FEE: \$445

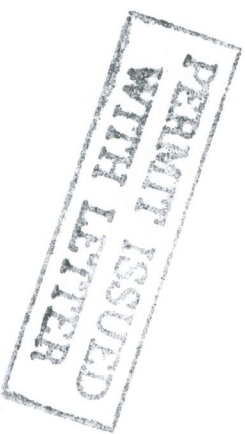
FIRE DEPT: Approved Denied INSPECTION: Use Group: AB Type 5B Signature: BOCA 9/6/97

Proposed Project Description: Const 1 - fam dwlg 24' x 32' Signature: Date: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved with Conditions: Denied

Permit Taken By: L Chase Date Applied For: 4/16/97 Signature: Date:

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

M M S P \$50
insp fee 100



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

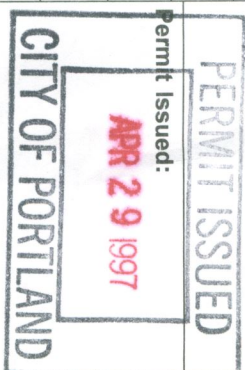
[Handwritten Signature]

24 Apr 97 - Permit Routed
4/16/97
ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: 970379



Zone: R-2 CBL: 333-K-6
Zoning Approval: OK for conditions
Special Zone or Reviews: 4/29/97

Site Plan maj Minor Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

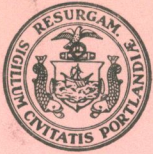
- Historic Preservation
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:
- Approved
 - Approved with Conditions
 - Denied

Date: 4-21-97 RKC

CEO DISTRICT 7

[Handwritten Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 139 Beverly St (LOT #151) 333-K-006

Issued to Custom Built Homes of Maine

Date of Issue 24 July 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970379, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
w/Rear Deck/Screen Porch
No Garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/24/97 *Kim Powell*

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 139 Beverly St (Lot #151) 333-K-006

Issued to Custom Built Homes of Maine

Date of Issue 24 July 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970379, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
w/Rear Deck, Screen Porch
No Garage

Limiting Conditions: TEMPORARY:

1. Cellar Wall boxes must conform to N.E.C.
2. Boiler transformer wiring must conform to N.E.C.

This certificate supersedes certificate issued

Approved:

7/24/97 *Kim Randall*

(Date) Inspector

P. Samuel Hoff

Inspector of Buildings

*Temporary
Per M.C.*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

TO: Code Enforcement
FROM: Steve Bushey, Development Review Coordinator
DATE: July 22, 1997
RE: Request for Certificate of Occupancy, 139 Beverly Street

I have reviewed the single family house site work construction at 139 Beverly Street and find that a permanent certificate of occupancy could be issued assuming code enforcement has no outstanding issues.

Steve Bushey
Stephen Bushey P.E.
KT

cc: Kandi Talbot, Planner

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 29 ,1997

Custom Built Homes of Maine
27 Main St.
Windham Me. 04062

RE: 139 Beverly St. (lot # 151)

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection: Please note that the lowest sill elevation allowed is 72.0 and the lowest building opening is 70.5. There may be a basement for which the lowest elevation is 64.0. 2. Separate permits are required for any future decks and / or garage. 3. The front stair shall NOT project more than 5' into the front setback (and not more than 50 Sq. Ft.). M. Schmuckal
Development Review Coordinator: Approved with conditions: See attached. J. Wendel

Building Code Requirements

1. Please read and implement items 1,6,7,8,9,10,11,12,13,14,15,,20, and 25 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief of Code Enforcement

c: J. Wendel,
M. Schmuckal

Applicant: Ted Wandishin

Date: 4/29/97

Address: 139 Beverly St (lot #151) C-B-L: 333-K-6

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - Interior ^{construct} single family dwelling 24x32 No garage with rear deck & porch

Proposed Use/Work - →

Sewage Disposal - City

Lot Street Frontage - 50' req - over 100' shown

steps
see
condition → Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 25'+ shown

Side Yard - 14' req - 27' & 44' shown -

Projections - deck & screened porch on rear & front steps

Width of Lot - 80' req - 103' shown

Height - 2 story -

Lot Area - 10,000 sq ft req 22,320 sq ft shown

Lot Coverage/ Impervious Surface - 20%

Area per Family - 10,000

Off-street Parking - 2 shown in driveway

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 09 June 1997

LOCATION: 139 Beverly St

Permit # 14229

OWNER Custom Built Homes of Maine ADDRESS _____

										TOTAL EACH FEE	
OUTLETS	Telephone	2	Data		CATV	3	5	.20		2.00	
	Receptacles	40	Switches	25	Smoke Detector	7	72	.20		14.40	
FIBER OPTICS								15.00			
FIXTURES	incandescent		fluorescent				12	.20		2.40	
	fluorescent strip							.20			
SERVICES	Overhead				TTL AMPS TO	800		15.00			
	Underground					800	100	15.00		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00			
	Underground					800		25.00			
METERS	(number of)						1	1.00		1.00	
MOTORS	(number of)							2.00			
RESID/COM	Electric units							1.00			
HEATING	oil/gas units		Interior		Exterior			5.00			
APPLIANCES	Ranges	1	Cook Tops		Wall Ovens			2.00			
	Insta-Hot		Fans	2	Dryers	1		2.00			
Disposals	1	Dishwasher	1	Compactors			6	2.00		12.00	
MISC. (number of)	Air Cond/win							3.00			
	Air Cond/cent							10.00			
	HVAC		EMS		Pools			5.00			
	Signs				Thermostat			10.00			
	Alarms/res							5.00			
	Alarms/com							15.00			
	Heavy Duty(CRKT)							2.00			
	Circus/Carnv							25.00			
	Alterations							5.00			
	Fire Repairs							15.00			
	E Lights							1.00			
	E Generators							20.00			
	PANELS	Service		Remote		Main		1	4.00		4.00
		TRANSFORMER	0-25 Kva						5.00		
		25-200 Kva							8.00		
	Over 200 Kva							10.00			
TOTAL AMOUNT DUE											
MINIMUM FEE/COMMERCIAL 35.00										MINIMUM FEE 25.00	50.80

INSPECTION: Will be ready 6/11 Rough-In or will call _____

CONTRACTORS NAME Jeff Hight MASTER LIC. # 14229
 ADDRESS 17 Racine Ave Ptld LIMITED LIC. # _____
 TELEPHONE 797-9693

SIGNATURE OF CONTRACTOR *Jeff Hight*

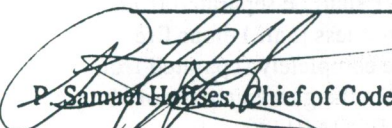
BUILDING PERMIT REPORT

DATE: 29 / APRIL / 97 ADDRESS: 139 Beverly ST (LOT 151)
REASON FOR PERMIT: To Construct a single family dwelling
BUILDING OWNER: Custom Built Homes / me.
CONTRACTOR: owner
PERMIT APPLICANT: ↑ APPROVAL: 4*2, 6*8, 9*10, 11*15 DENIED
20*24*25

CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
- X 7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- X 8. Headroom in habitable space is a minimum of 7'6".
- X 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- X 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- X 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. _____
- 27. _____
- 28. _____


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal
Jim Wendel

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: Custom Built Homes of Maine Inc
 ADDRESS: 27 Main St, Windham, ME 04062
 SITE ADDRESS/LOCATION: 139 Beverly St (Lot 151)
 DATE: 4/23/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 139 Beverly St., the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

- 8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building. *SILL ELEV. 72.0*
- 10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building. *LOWEST BLDG OPENING 70.5*
- 11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
- 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. CONTRACTOR SHALL INSTALL SILT FENCE
IN BACK YARD AS REQUIRED BY THE PLANNING
BOARD APPROVAL. NOTE EROSION CONTROL
REQUIREMENTS IN ATTACHED REFERENCE BMP.

cc: Katherine Staples, P.E., City Engineer

14. LEFT SIDE SETBACK IS 30' DUE TO 16" WATERLINE P.W.D. EASEMENT. BLDG SETBACK SHALL BE 32' MIN. TO CLEAR FOUNDATION FOOTING FROM THE EASEMENT.