

Location of Construction: 149 Beverly St Lot #152		Owner: R.J. Grondin		Phone:	
Owner Address:		Lessee/Buyer's Name:		Business Name:	
Contractor Name: Custom built Homes of Maine		Address: 27 Main St Windha, ME 04062		Phone: 892-3149	
Past Use: Vacant Land		Proposed Use: 1-fam		PERMIT FEE: \$ 460.00	
COST OF WORK: \$ 88,000.00		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 519 Signature: [Signature]	
Signature:		Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> Minor <input type="checkbox"/> Dmm		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Signature of Applicant: [Signature]		Address: 100 Washington		Phone: 892-3149	
Date Applied For: 22 October 1997		Signature of Responsible Person: [Signature]		Title: [Signature]	
Permit Taken By: Mary Gresh		Date Applied For: 22 October 1997		Signature of Responsible Person: [Signature]	
Proposed Project Description: Construct Single Family Dwelling		Owner: Janet [Signature] 797-7543 Hunnell		Signature of Responsible Person: [Signature]	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.		2. Building permits do not include plumbing, septic or electrical work.		3. 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.	
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		CERTIFICATION		PERMIT ISSUED WITH REQUIREMENTS	
SIGNATURE OF APPLICANT: [Signature]		ADDRESS: 100 Washington		PHONE: 892-3149	
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	

COMMENTS

12/24/97 Called for Foundation Bids (never called for Pre-Foundry)
 45' front setback shown on approved Site Plan - couldn't get
 accurate measurement but actual setback is only about 25'-

BIDS 15 in 11/29/97 Place - called & visited Glen Harris @
 Auger Built Home - they will file for amendment

12/31/97 Amendment Redacting 1308 of adding front yard only
 to large approved - noticed B. Harris at Austin Built - Foundation
 work - ok to proceed

~~1/4/98 - Framing & Plumbing OK~~
~~1/13/98 - Framing ok to close on~~ (from Records)

2/4/98 - Problem w/ side Stairs/Balconies - ok (from Records)

2/19/98 - Strive - ok (B. from Records)

Issue Temp Cop - with Family Selling - in 1998 - 1/10/98
 Undersized Site will be completed by 5/31/98

12/20/98 OK for CO. Review Cancel
 ✓

Inspection Record
 Type Date

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____

Location of Construction: 149 Beverly St Lot #152		Owner: R.J. Grondin		Phone:		Permit No: 971207	
Owner Address: 149 Beverly St		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Custom built Homes of Maine		Address: 27 Main St Windha, ME		Phone: 892-3149		CITY OF PORTLAND	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 888,000.00		PERMIT FEE: \$ 460.00	
FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type: 5B		Signature: [Signature]		Zone: CBL: 333-K-010	
Proposed Project Description: Construct Single Family Dwelling		Signature: [Signature]		PEDESTRIAN ACTIVITIES DISTRICT (R.D.P.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: Mary Gresik		Date Applied For: 22 October 1997		Signature: [Signature]		Date: [Signature]	

PERMIT ISSUED
NOV 12 1997

Zoning Approval: [Signature]
Special Zone or Reviews:
☐ Shoreland MA
☐ Wetland
☒ Flood Zone panel zone
☐ Subdivision
☒ Site Plan maj minor
☒ 2 part permit of city
☐ 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: 11/3/97

CEO DISTRICT 7
K. Carroll

PERMIT ISSUED
WITH REQUIREMENTS

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 OF APPLICANT: Ted Wandishin ADDRESS: 03 November 1997 - Permit Routed
DATE: 22 October 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Signature]
PHONE: [Signature]
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **R.J. Grondin**

LOCATION **149 Beverly St**

[333-K-010]

Date of Issue **December 21, 1998**

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. **971207**, 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

Limiting Conditions:

This certificate supersedes
certificate issued **February 25, 1998**

Approved:

(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.

MEMORANDUM

To: Kandi Talbot
Code Enforcement

From: James T. Wendel, PE, Development Review Coordinator

Date: December 18, 1998

Re: Certificate of Occupancy
149 Beverly Street (lot 152)

On December 18, 1998 a site visit was made to review the completion of the project based on previous correspondence dated 2/25/98 my comments are:

It is my opinion that all of the conditions of the site have been satisfactorily completed and a **permanent certificate of occupancy** could be issued assuming code enforcement has no outstanding issues.

1350.10disk#9/149bvrly

878-5257



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 149 Beverly St (333-K-010)

Issued to Custom Built Homes of Maine

Date of Issue 20 February 1998

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. 971207, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling
No Decks/No Garage

Limiting Conditions: TEMPORARY: EXPIRES 31 May 1998

Unfinished site work, due to winter weather conditions, must be completed by 31 May 1998.

This certificate supersedes
certificate issued

Approved:

(Date)

2/20/98

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.

*Elect
per M.C.
R. J. [unclear]*

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 25, 1998

SUBJECT: Request for Certificate of Occupancy
149 Beverly Street (lot 152)

On February 20, 1998 the site was reviewed for compliance with the conditions of approval. My comments are:

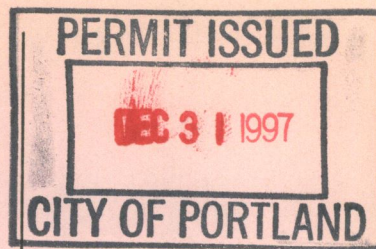
1. Unfinished site work, due to winter weather conditions, must be completed by May 31, 1998.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

971346



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. onePortland, Maine, 12-19-97

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 971207 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 149 Beverly St Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Custom Built HOMes of Maine Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Custom Built Homes of Maine Telephone 892-3149
 Architect 27 Main St Windham, ME 04062 Plans filed _____ No. of sheets _____
 Proposed use of building 1-fam No. families _____
 Last use Same No. families _____
 Increased cost of work XXXX 2,500.00 Additional fee 40.00

Description of Proposed Work

Relocate Building on lot

Pour frostwall only for future garage

OK
DIA

Ted Wandishin

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber — Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved:

OK with conditions
 12-25
 12/30/97

Signature of Owner

Approved: _____

 INSPECTION COPY — WHITE
 APPLICANT'S COPY — YELLOW

 FILE COPY — PINK
 ASSESSOR'S COPY — GOLDEN

Inspector of Buildings

Amendment #1

LAND USE - ZONING REPORT

ADDRESS: 149 Beverly St DATE: 12/30/97

REASON FOR PERMIT: Add Attached foundation only for 21' x 28' garage

BUILDING OWNER: and move proposed structure closer to front
Custom Built Homes C-B-L: 333-K-10

PERMIT APPLICANT: Ted Wandishin

APPROVED: with conditions DENIED: _____

#3, #5, #8

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on 11/12/97 are still in effect for this amendment. (ex food permit into) permit # 97-1207
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage, sheds, pools
9. Other requirements of condition A separate permit shall be required
When the actual garage is to be constructed. This permit
is for the foundation only

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Ted Wandishin

Date: 12/30/97

Address: 14 Beverly St (lot #152) C-B-L: 333-K-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 138' shown

Side Yard - 14' req - 16' & 32' shown

Projections -

Width of Lot -

Height -

Lot Area - 2 story

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2

Loading Bays - N/A

Site Plan - Amend / N/A

Shoreland Zoning/ Stream Protection -

Flood Plains -

MAP 1 - Zone
elev. 33

N/A

→ Needs 2 part permit? deviation
city?

Note 30' PWD easement on right side of

Add attached foundation for 21x28' garage
and move proposed dwelling within 25' set back
front

19,291

20% MAX

OR

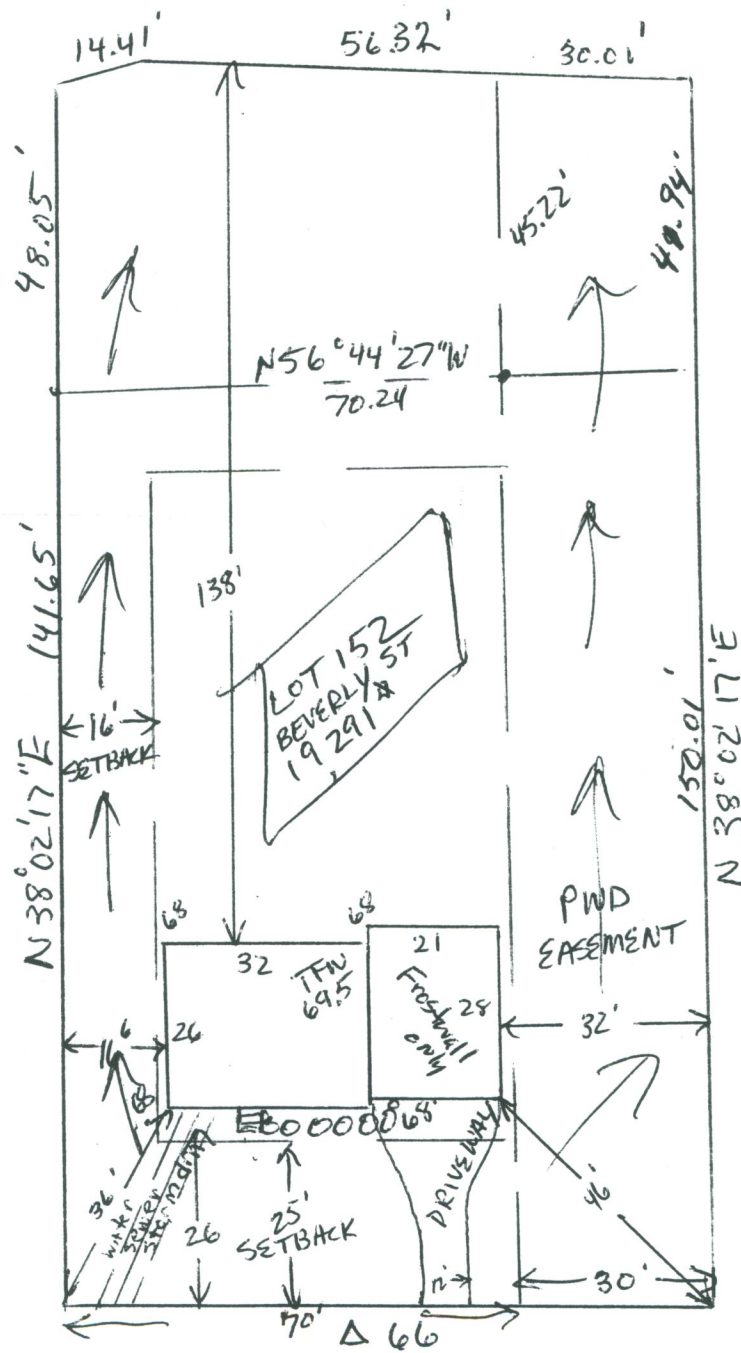
3858.2 ft²

832 ft²

21x28 = 588 ft²

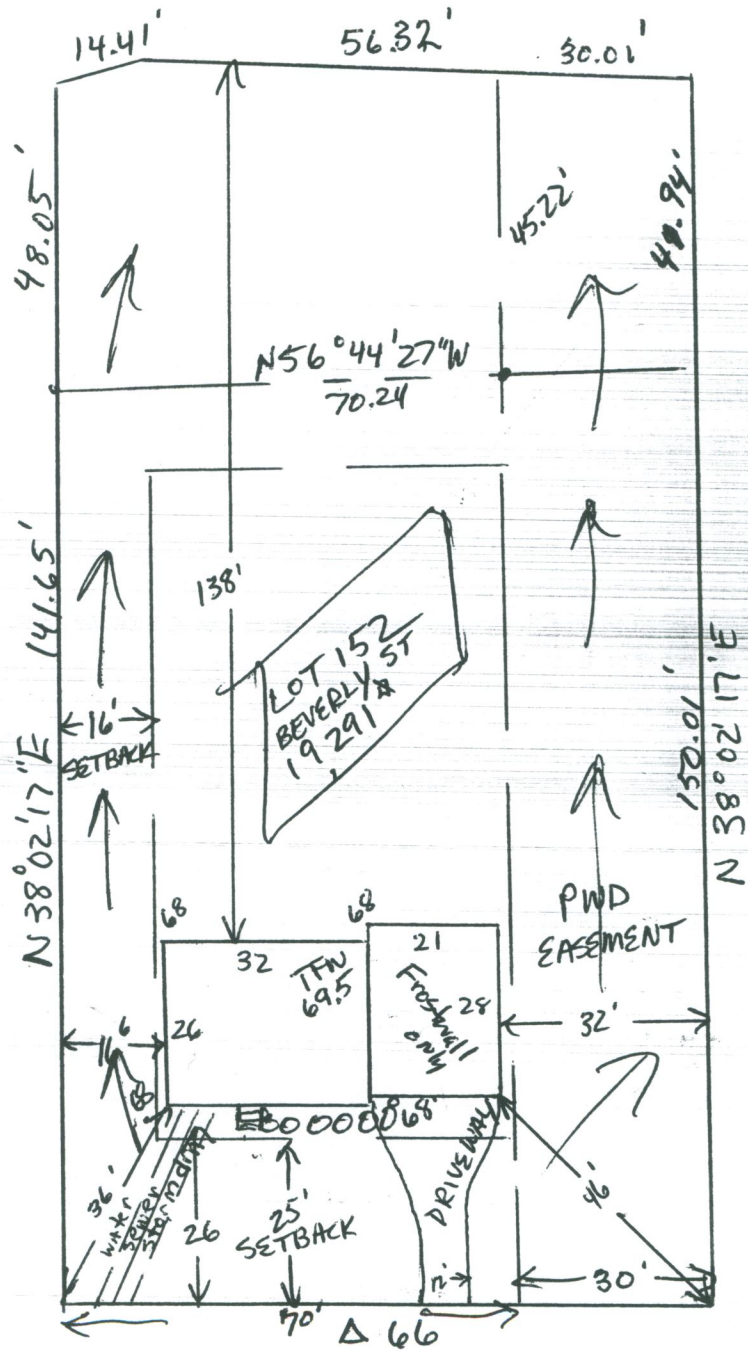
1420 ft²

149 Beverly St.
 Revised plot plan 12/19/97



SETBACKS:
 FRONT + REAR - 25'
 SIDES - 16'

149 Beverly St.
Revised plot plan 12/19/97



SETBACKS:
FRONT + REAR - 25'
SIDES - 16'

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970086

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted Wandishin

Consultant/Agent

892-3149

892-1383

Applicant or Agent Daytime Telephone, Fax

10/22/97

Application Date

Beverly St Lot #152

Project Name/Description

149 Beverley St

Address of Proposed Site

333-K-010

Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval #2, 3 (149 Beverly Street), 4, 5, 6

8, 9, 10, 11, 12, 13 (Silt fence shall be installed across the lot down gradient of all disturbed areas. It shall be

located no more than 25' from the back side of the house. All disturbed areas shall be stabilized with a heavy

application of hay as soon as possible, but no longer than 14 days from the time the area is disturbed),

14 (Existing curb cut shall be used).

BUILDING PERMIT REPORT

DATE: 12 Nov 97 ADDRESS: 149 Beverly St
 REASON FOR PERMIT: To Construct a single Family dwelling
 BUILDING OWNER: A.J. Grandin
 CONTRACTOR: Custom Built Homes of Maine
 PERMIT APPLICANT: Ted Wandishin APPROVAL: X1 X2 X3 X6 X8 X9 X10 X11 X12 X16 X25 X26 X27
 USE GROUP: R-3 BOCA 1996 CONSTRUCTION TYPE: 53

CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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)
- X3. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
- X9. Headroom in habitable space is a minimum of 7'6".
- X10. 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.
- X11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- X12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X16. 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 basements
In 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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X27. All requirements must be met before a final Certificate of Occupancy is issued.
- X28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- X29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X30. All site plan review requirement must be met before a Certificate of Occupancy can be issued.
31. _____
32. _____
33. _____
34. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

BUILDING PERMIT REPORT

DATE: 30 DEC. 97 ADDRESS: 149 Beverly ST -
REASON FOR PERMIT: Relocate building on lot, Place Frostwall
BUILDING OWNER: Custom BUILT Homes of Maine.
CONTRACTOR: _____
PERMIT APPLICANT: _____ APPROVAL: *1*2*3*30 DENIED
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
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12. 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.
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14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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):
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- In each story within a dwelling unit, including basements
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8. The Fire Alarm System shall be maintained to NFPA #72 Standard.
9. The Sprinkler System shall maintained to NFPA #13 Standard.
10. 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)
1. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
2. 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".
3. 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.
4. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
5. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
6. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
7. All requirements must be met before a final Certificate of Occupancy is issued.
8. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
9. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

Please read and implement attached Land Use-Zoning report requirements.


Samuel Hoffner, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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

APPLICANT: CUSTOM BUILT HOMES OF ME.
 ADDRESS: 27 MAIN ST, WINDHAM, ME 04062
 SITE ADDRESS/LOCATION: 149 BEVERLY ST.
 DATE: 10/27/97

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 149 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.
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.
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. ✓ SILT FENCE SHALL BE INSTALLED ACROSS
THE LOT DOWN GRADIENT OF ALL DISTURBED
AREAS. IT SHALL BE LOCATED NO MORE
THAN 25' FROM THE BACK SIDE OF THE HOUSE.
ALL DISTURBED AREAS SHALL BE

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

STABILIZED WITH A HEAVY APPLICATION
OF HAY AS SOON AS POSSIBLE, BUT NO
LONGER THAN 14 DAYS FROM THE TIME
THE AREA IS DISTURBED.

14. ✓ EXISTING CURB CUT SHALL BE USED.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

\$ 50.00 Fee
Required.

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

PORTLAND, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications. [Article II, also, NFIP Reg. Part 60.3(a)(1)]

Owner: Article III.A. R. J. Grondin Address: Article III.A.

Ph. No: Article III.A.

Applicant: Article III.A. Custom Built Homes of ME Address: Article III.A. 27 Main St.,
Wendham, ME 04062

Ph. No: Article III.A. 892-3149

Contractor: Article III.A. see Applicant Address: Article III.A.

Ph. No: Article III.A.

LEGAL DESCRIPTION

Is this lot a part of a subdivision? ☒ Yes ☐ No If yes, give the name of the subdivision and lot number:

Subdivision: Recommended but not required by FPMO Lot #: Same

Tax Map: Map required in Article III.B. is not necessarily a Tax Map Lot #: 333-K-10

Address: Article III.B. 149 Beverly Street

Street/Road Name

Article III.B. Portland, ME 04103

Town/Zip Code

General explanation of proposed development: Article III.D. New single Family Home

Estimated value of proposed development: \$88,000 Article III.E. [Necessary to administer Substantial Improvement requirements]

Proposed lowest floor elevation [for new or substantially improved structure]: Article III. H.3.

OTHER PERMITS [Article V.D. Also NFIP Regs Part 60.3(a)(2).]

Are other permits required from State or Federal Jurisdictions? ☐ Yes ☐ No Wetlands? DEP?
If yes, are copies of these permits attached? ☐ Yes ☐ No ☐ Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: ☒ Public ☐ Private Article III.F., Article VI.C.&D., and NFIP Reg. Part 60.3(a)(6)]
☐ existing ☐ proposed ☐ not applicable Type _____

Water Supply: ☒ Public ☐ Private Article III.F., Article VI.B., and NFIP Reg. Part 60.3(a)(5)]

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19970086

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted Wandishin

Consultant/Agent

892-3149

892-1383

Applicant or Agent Daytime Telephone, Fax

10/22/97

Application Date

Beverly St Lot #152

Project Name/Description

149 Beverley St

Address of Proposed Site

333-K-010

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. This property is within a Zone a Flood Zone according to Panel 1 FEMA flood maps. This requires you to apply for a Flood permit which is \$50.00. See Attached
2. Separate permits shall be required for future decks, pool, and/or garage.
3. The 30' PWD easement on the rights side of the property shall not be used for future development without specific written approvals from PWD.

basement elevation shall be
A min. of 35' elev. Your
Submitted plot plan shows That
it will be much more than That

Attach a Site Plan - drawn to scale with north arrow. [Article III.C.]

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met. [Article III.M.]

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Show location and elevation of temporary elevation reference mark on the site.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. [Article VI.L.]

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO Date: Recommended but not required by FPMO
signature

or

Authorized Agent: Recommended but not required by FPMO Date: Recommended but not required by FPMO
signature

[Article IV & V]

\$50.00 fee

(This Section to be completed by Municipal Official)

Date: Submitted _____; Fee Paid _____; Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): River *Recommended but not required by FPMO*

☐ V1-30 Zone ☐ VE Zone ☐ AE Zone ☐ A1-30 Zone ☐ AO Zone ☒ A Zone *[Needed to administer Article VI]*

☐ FRINGE ☐ FLOODWAY (½ width of floodplain in A Zone) *[Needed to administer Article VI]*

Base Flood Elevation (bfe) at the site 33 closest shown *Article III H.1. and Article V.B. also see NFIP Reg. Part 60.3(b)(4)* NGVD. *[Required for New Construction or Substantial Improvements]*

Lowest floor elevation of existing structure *Article III H.3.* NGVD. *[Required for New Construction or Substantial Improvements]*

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section. *[Recommended but not required by FPMO]*

Cross Section Letter

Base Flood Elevation

Above Site _____
Below Site _____

Above Site _____
Below Site _____

Basis of unnumbered A Zone bfe determination: *[Article V.B. also see NFIP Reg. Part 60.3(b)(4)]*

☒ From a Federal Agency: ☐ USGS ☐ USDA/NRCS ☐ USACE ☐ Other _____

☐ From a State Agency: ☐ MDOT ☐ Other _____

☐ Established by Professional Land Surveyor

☐ Established by Professional Engineer

☐ Highest Known Water level

☐ Other (Explain) _____

☐ HEC II ☐ HY 7 ☐ Quick-2 ☐ Other _____

VALUE

If the development involves work on an existing structure, enter the **Market Value** of existing structure: *\$[Needed to administer Substantial Improvement requirements of Article VI.]*

☒ New Construction or Substantial Improvement:

☐ Minor improvement or minor addition to existing development:

TYPE OF DEVELOPMENT *[Article III.D. Also see Article XIII Definition of Development]*

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

	Dimensions	Cubic Yards
<input checked="" type="checkbox"/> 1. Residential Structure		
<input checked="" type="checkbox"/> 1a. New Structure	<u>26' X 32'</u>	
<input type="checkbox"/> 1b. Add to Structure	_____	
<input type="checkbox"/> 1c. Renovations/repairs/maintenance	_____	
<input type="checkbox"/> 2. Non-Residential Structure		
<input type="checkbox"/> 2a. New structure	_____	
<input type="checkbox"/> 2b. Add to Structure	_____	
<input type="checkbox"/> 2c. Renovations/repairs/maintenance	_____	
<input type="checkbox"/> 2d. Floodproofing	_____	
<input type="checkbox"/> 3. Water Dependent use:		Number of Acres
<input type="checkbox"/> 3a. Dock	_____	
<input type="checkbox"/> 3b. Pier	_____	
<input type="checkbox"/> 3c. Boat Ramp	_____	
<input type="checkbox"/> 3d. Other	_____	
<input type="checkbox"/> 4. Paving	_____	
<input type="checkbox"/> 5. Filling ¹		
<input type="checkbox"/> 6. Dredging		
<input type="checkbox"/> 7. Excavation		
<input type="checkbox"/> 8. Levee		
<input type="checkbox"/> 9. Drilling		
<input type="checkbox"/> 10. Mining:		
<input type="checkbox"/> 11. Dam: Water surface to be created		
<input type="checkbox"/> 12. Water Course Alteration <i>[Article III.L. also, NFIP Reg. 60.3(b)(6)]</i>		
Detailed description must be attached with copies of all applicable state and federal permits.		
<input type="checkbox"/> 13. Storage of equipment or materials		
<input type="checkbox"/> 14. Sewage Disposal System		
<input type="checkbox"/> 15. Water Supply System		
<input type="checkbox"/> 16. Other: Explain _____		

¹Certain prohibitions apply in Velocity Zones

FLOOD HAZARD DEVELOPMENT PERMIT

PART II

PORTLAND, Maine

(For completion of New Construction and Substantial Improvements)

The following information has been submitted and found compliant with the Development Standards of the Floodplain Management Ordinance:

☐

FEMA Elevation Certificate Form 81-31 [Article V.F.1.]

— need to attached

For Construction in Zones V1-30 and VE only: N/A

☐

Review of the structural design, specifications, plans and construction methods by a Professional Engineer or Architect certifying that they meet or exceed the technical criteria contained in the FEMA/Coastal Construction Manual and are in accordance with accepted standard of practice for meeting the criteria of Article VI.L.2. [Article VI.L.2. & 3.]

A Part II Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of PORTLAND, Maine, for development as defined in said ordinance.

Tax Map: 333-K-10

Lot #: 149 Beverly St., Portland, ME

[Recommended but not required by FPMO]

The permittee understands and agrees that: (Lot #152)

- The permit is issued on the representations made herein and on the elevation certificate;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or

Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

FLOOD HAZARD DEVELOPMENT PERMIT

PART I

PORTLAND, Maine
(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue. [Article V.F.1.]

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of PORTLAND, Maine, for development as defined in said ordinance.

Tax Map: 333-K-10 Lot #: _____
[Recommended but not required by FPMO]

Project Description: construct a new single family home 26' x 32'
[Recommended but not required by FPMO]
149 Beverly St. (lot #152)
Portland, ME

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

or
Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

PAPERWORK BURDEN DISCLOSURE NOTICE

GENERAL - This information is provided pursuant to Public Law 96-511, (The Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

AUTHORITY - Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

DISCLOSURE OF BURDEN - Public reporting burden for the collection of information entitled "Post-Construction Elevation Certificate/Floodproofing Certificate" (FEMA Form 81-31 and 81-65) is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W. 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0077), Washington, D.C. 20503.



FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

ELEVATION CERTIFICATE
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077
Expires May 31, 1993

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME	POLICY NUMBER	
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER	COMPANY NAIC NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.)		
CITY	STATE	ZIP CODE

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
---------------------	-----------------	-----------	-----------------------	--------------	---

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☐ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level _____.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☐ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: ☐ Yes ☐ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☐ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____.

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

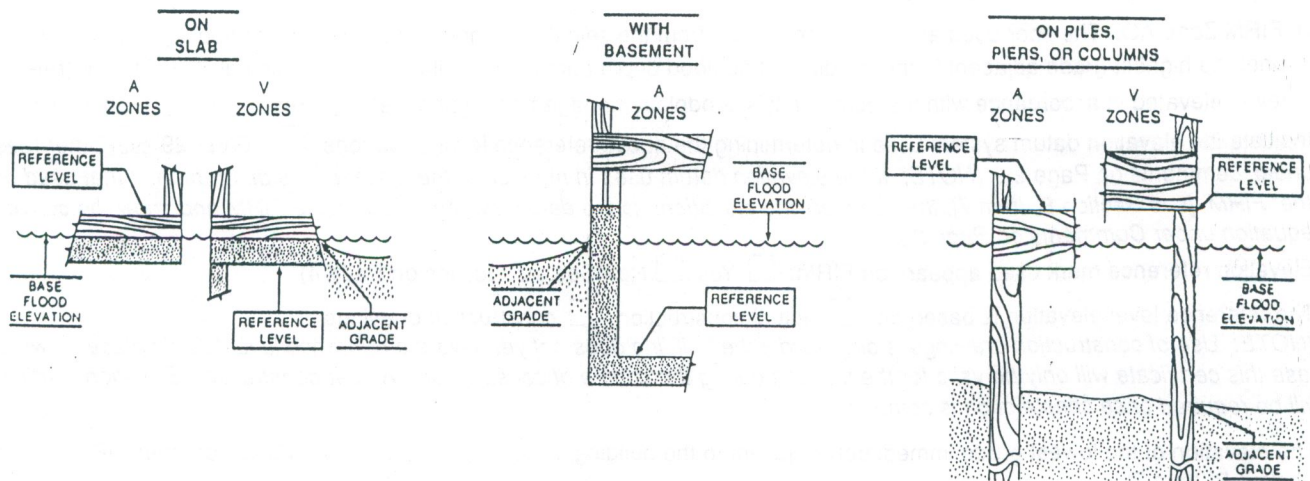
Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

*I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)		
TITLE	COMPANY NAME		
ADDRESS	CITY	STATE	ZIP
SIGNATURE	DATE	PHONE	

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: _____



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

INSTRUCTIONS

The following 8 diagrams contain descriptions of various types of buildings. Compare the features of your building with those shown in the diagrams and select the diagram most applicable. Indicate the diagram number on the Elevation Certificate (Section C, Item 1) and complete the Certificate. The reference level floor is that level of the building used for underwriting purposes.

NOTE: In all A Zones, the reference level is the top of the lowest floor; In V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

DIAGRAM NUMBER 1

ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSE, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The first floor is *not* below ground level (grade) on *all* sides*. This includes "walkout" basements, where at least one side is at or above grade. (Not illustrated)

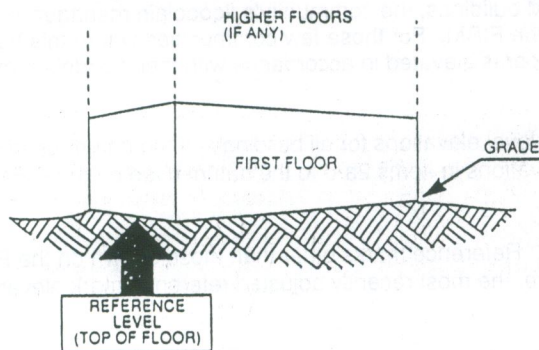


DIAGRAM NUMBER 2

ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The first floor or basement (including an underground garage*) is below ground level (grade) on *all* sides*.

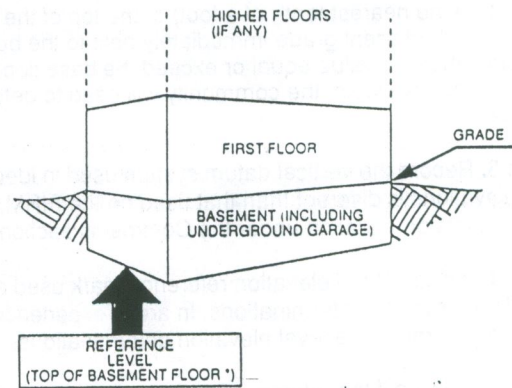


DIAGRAM NUMBER 3

ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The lower level is *not* below ground level (grade) on *all* sides*. This includes "walkout" basements, where at least one side is at or above grade.

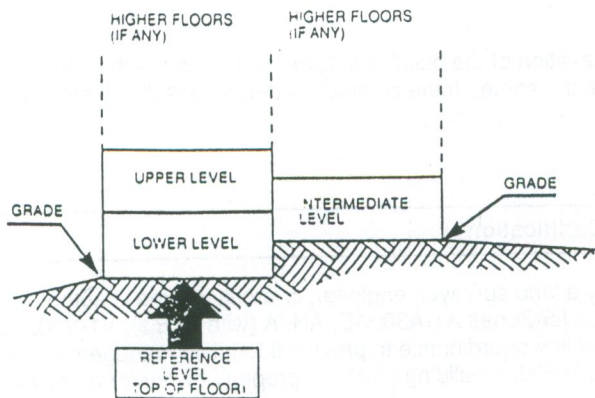
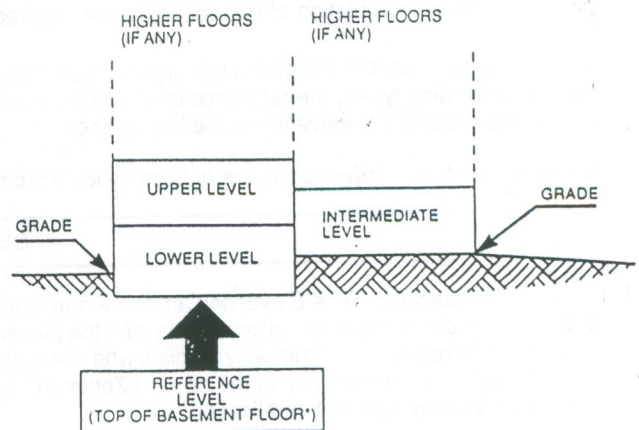


DIAGRAM NUMBER 4

ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The lower level (or intermediate level) is below ground level (grade) on *all* sides*.



* Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.

SECTION C Building Elevation Information

Item 1. The Elevation Certificate uses a building's reference level as the point for measuring its elevation. Pages 5 and 6 of this Elevation Certificate package contain a series of eight diagrams of various building types that are to be used to help determine the reference level. Choose the diagram that best represents this building, record the diagram number, and use the indicated reference level to measure the elevation as requested in Items 2a-d.

Item 2. Depending on the property location's FIRM Zone, complete Item 2a, 2b, 2c, or 2d. Use the reference level shown in the appropriate building diagram as the point of measurement. As shown in the diagram on the back of the Certificate, for all A Zones, the elevation should be measured at the top of the reference level floor. For all V Zones, the elevation should be measured at the bottom of the lowest horizontal structural member of the reference level floor. Reporting of elevations in Items 2a and 2b should be to the nearest tenth of a foot, or alternatively, unless prohibited by state or local ordinance, the reference level elevation may be "rounded down" to the nearest whole foot ("rounding up" is prohibited).

Item 2(a). For structures located in FIRM Zones A1-A30, AE, AH, and A (with BFE's), record the elevation (to the nearest tenth of a foot) of the top of the floor identified as the reference level in the applicable diagram.

Item 2(b). For structures located in FIRM Zones V1-V30, VE, and V (with BFE's), record the elevation (to the nearest tenth of a foot) of the bottom of the lowest horizontal structural member of the floor identified as the reference level in the applicable diagram.

Item 2(c). For structures located in FIRM Zone A (without BFE's), record the height (to the nearest tenth of a foot) of the top of the floor indicated as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building.

Item 2(d). For structures located in FIRM Zone AO, the FIRM will show the base flood depth. For locations in FIRM Zone AO record the height (to the nearest tenth of a foot) of the top of the floor identified as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building. For post-FIRM buildings, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth provided on the FIRM. For those few communities where this base flood depth is not available, the community will need to determine if the lowest floor is elevated in accordance with their floodplain management ordinance.

Item 3. Record the vertical datum system used in identifying the reference level elevations for all buildings. If the datum used in measuring the elevations is different than that used on the FIRM, then convert the elevations in Items 2a-d to the datum used on the FIRM, and show the conversion equation under the Comments section on Page 2.

Item 4. Indicate if the elevation reference mark used appears on the FIRM. Reference marks other than those shown on the FIRM may be used for elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for reference level elevation determinations.

Item 5. Indicate if the reference level used in making the elevation measurement is based on actual construction or construction drawings. Construction drawings should only be used if the building does not yet have the reference level floor in place, in which case the Elevation Certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be needed once construction is complete.

Item 6. Record the elevation measurement of the lowest grade adjacent to the building (to the nearest tenth of a foot). Adjacent grade is defined as the elevation of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure. This measurement should be to the nearest tenth of a foot if this Certificate is being used to support a request for a LOMA/LOMR.

SECTION D Community Information

Completion of this section may be required by the community in order to meet the minimum floodplain management requirements of the NFIP. Otherwise, completion of this section is not required.

Item 1. The community's floodplain management ordinance requires elevation of the building's "lowest floor" above the BFE. For the vast majority of building types, the reference level and the lowest floor will be the same. If the community determines that there is a discrepancy, record the elevation of the lowest floor.

Item 2. Enter date. These terms are defined by local ordinance.

SECTION E Certification

Complete as indicated. The Elevation Certificate may only be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also sign this certification. In the case of Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may sign this certification.

Certification is normally to the information provided in Sections B and C. If the certifier is unable to certify to the selection of reference level diagram 6, 7 or 8 (Section C, Item 1), e.g., because of difficulty in obtaining construction or building use information needed to determine the Distinguishing Feature(s), the certifier must list the Feature(s) excluded from the certification under Comments on Page 2. The diagram number used for the Reference level must still be entered in Section C, Item 1.

THE NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP).

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance containing certain minimum requirements intended to reduce future flood losses. One such requirement is that the community "obtain the elevation of the lowest floor (including basement) of all new and substantially improved structures, and maintain a record of all such information." The Elevation Certificate is one way for a community to comply with this requirement.

The Elevation Certificate is also required to properly rate post-FIRM structures, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance in FIRM Zones A1-A30, AE, AO, AH, A (with Base Flood Elevations [BFE's]), V1-V30, VE, and V (with BFE's). In addition, the Elevation Certificate is also needed for pre-FIRM structures being rated under post-FIRM flood insurance rules.

Use of this certificate does not in any way alter the flood insurance purchase requirement. The Elevation Certificate is only used to provide information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper flood insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Only a LOMA or LOMR from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal requirement for a lending institution to require the purchase of flood insurance. Note that the lending institution may still require flood insurance.

This certificate is only used to certify the elevation of the reference level of a building. If a non-residential building is being floodproofed, then a Floodproofing Certificate must be completed in addition to certifying the building's elevation. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements.

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may also provide the information on this certification.

SECTION A Property Information

The Elevation Certificate identifies the building, its owner and its location. Provide the building owner's name(s), the building's complete street address, and lot and block number. If the property address is a rural route or PO box number, provide a legal description or an abbreviated location description based on distance from a reference point.

SECTION B Flood Insurance Rate Map Information

In order to properly complete the Elevation Certificate, it is necessary to locate the building on the appropriate FIRM, and record the appropriate information. To obtain a FIRM, contact the community or call 1-800-333-1363.

The Elevation Certificate may be completed based on either the FIRM in effect at the time of the certification or the FIRM in effect when construction of the building was started.

Items 1 - 6. Using the FIRM Index and the appropriate FIRM panel for the community, record the community number, panel (or page) number, suffix, and Index date. From the appropriate FIRM panel, locate the property and record the zone and the BFE (or flood depth number) at the building site. BFE's are shown on a FIRM for Zones A1-A30, AE, AH, V1-V30, and VE; flood depth numbers are shown for Zone AO.

Item 7. Record the vertical datum system to which the elevations on the applicable FIRM are referenced. The datum is specified in the upper right corner of the title block of the FIRM.

Item 8. In A or V Zones where BFE's are not provided on the FIRM, the community may have established BFE's based on data from other sources. For subdivisions and other development greater than 50 lots or 5 acres, establishment of BFE's is required by community floodplain management ordinance. When this is the case, complete this item.

Note: In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

DIAGRAM NUMBER 5

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For all zones, the area below the elevated floor is open, with no obstruction to the flow of flood waters (open wood lattice work or readily removable insect screening is permissible).

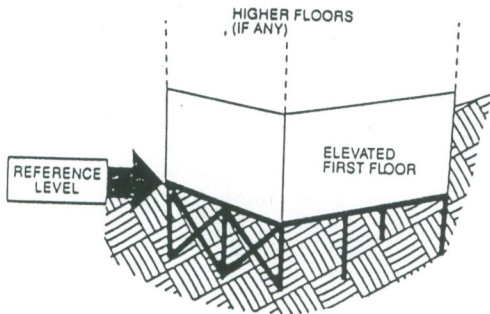


DIAGRAM NUMBER 6

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For V Zones only, the area below the elevated floor is enclosed, either partially or fully, by solid breakaway walls.** When enclosed area is greater than 300 square feet or contains equipment servicing the building, use Diagram Number 7; this will result in a higher insurance rate. The enclosed area can be used for parking, building access or limited storage.

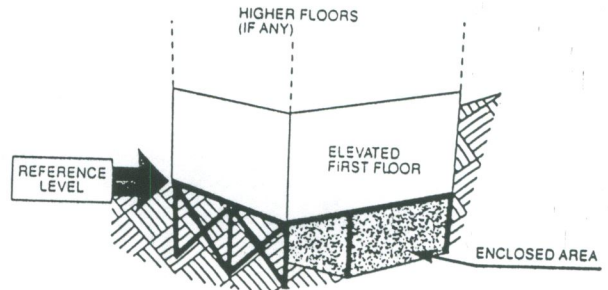


DIAGRAM NUMBER 7

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, SOLID NON-BREAKAWAY WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For all zones, the area below the elevated floor is enclosed, either partially or fully, by solid non-breakaway walls, or contains equipment servicing the building. For V Zones only, the area is enclosed, either partially or fully, by solid breakaway walls** having an enclosed area greater than 300 square feet. For A Zones only, with an area enclosed by solid walls having proper openings,*** and used only for parking, building access, or limited storage, use Diagram Number 8 to determine the reference level.

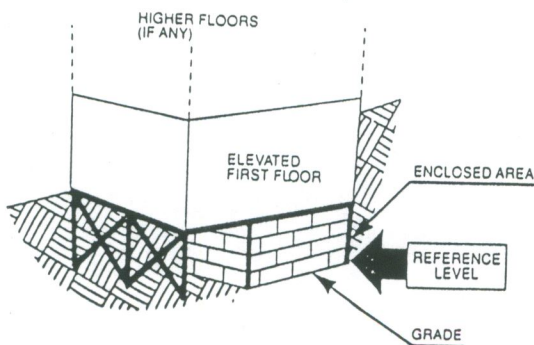
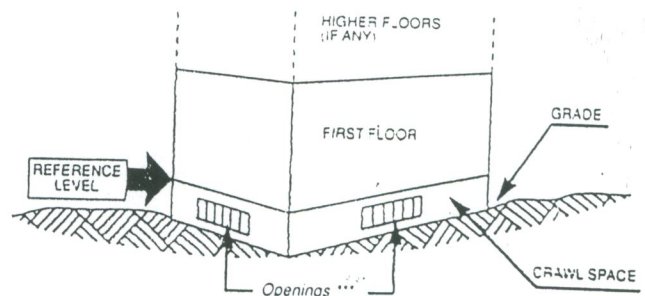


DIAGRAM NUMBER 8

ALL BUILDINGS CONSTRUCTED ABOVE AN UNFINISHED SPACE, INCLUDING CRAWL SPACE.

Distinguishing Feature - For A Zones only, the area below the first floor is enclosed by solid or partial perimeter walls, is unfinished, and contains no equipment servicing the structure. The area can be used for parking, building access, or limited storage.



- * Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.
- ** Solid breakaway walls are walls that are not an integral part of the structural support of a building and are intended through their design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation. An area so enclosed is not secure against forceable entry.
- *** If the area below the lowest floor is fully enclosed, then a minimum of two openings are required with a total net area of at least one square inch for every square foot of area enclosed with the bottom of the openings no more than one foot above grade. Alternatively, certification may be provided by a registered professional engineer or architect that the design will allow equalization of hydrostatic flood forces on exterior walls. If neither of these criteria are met, then the reference level is the lowest grade adjacent to the structure.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number _____

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted Wandishin

Consultant/Agent

892-3149

892-1383

Applicant or Agent Daytime Telephone, Fax

10/22/97

Application Date

Bevelry St Lot #152

Project Name/Description

149 Beverley St

Address of Proposed Site

333-K-010

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
☐ Office ☐ Retail ☐ Manufacturing ☒ New Building ☐ Warehouse/Distribution ☐ Building Addition ☐ Change Of Use ☒ Residential
☐ Parking Lot ☐ Other (specify) _____

Proposed Building square Feet or # of Units

19,291 Sq Ft

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots _____ ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 10/22/97

DRC Approval Status:

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied
Approval Date 10/27/97 Approval Expiration 10/27/97 Extension to _____
☒ Condition Compliance Jim Wendel 10/27/97
signature date
☒ Additional Sheets Attached

Reviewer Jim Wendel

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate Of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970086

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted Wandishin

Consultant/Agent

892-3149 892-1383

Applicant or Agent Daytime Telephone, Fax

10/22/97

Application Date

Bevelry St Lot #152

Project Name/Description

149 Beverley St

Address of Proposed Site

333-K-010

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

26' x 32'

19,291 Sq Ft

R-2 Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$100.00 Date: 10/22/97

Inspections Approval Status:

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied
Approval Date 11/10/97 Approval Expiration Extension to ☒ Additional Sheets Attached
☒ Condition Compliance signature date

Reviewer Marge Schmuckal

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

Applicant: Ted Wandishim

Date: 11/10/97

Address: 149 Beverly St. (lot #152) C-B-L: 333-K-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

26' x 32'

Proposed Use/Work - Construct 1-fam building - NO garage
NO Deck shown

Sewage Disposal - City

Lot Street Frontage - 50' req - 100' shown

Front Yard - 25' req - 45' shown

Rear Yard - 25' req - 125' shown

Side Yard - 14' req - 15' & 53' shown

Projections - front steps - right side porch & steps

Width of Lot - 80' req

Height - 2 Story

Lot Area - 10,000^{sq} min ^{19,291} ~~27,320~~ ^{sq} shown

Lot Coverage/ Impervious Surface - 20% max or 3858.2^{sq} ft max

Area per Family - 10,000^{sq} ft

26' x 32' = 832^{sq} ft

Off-street Parking - 2 spcs req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

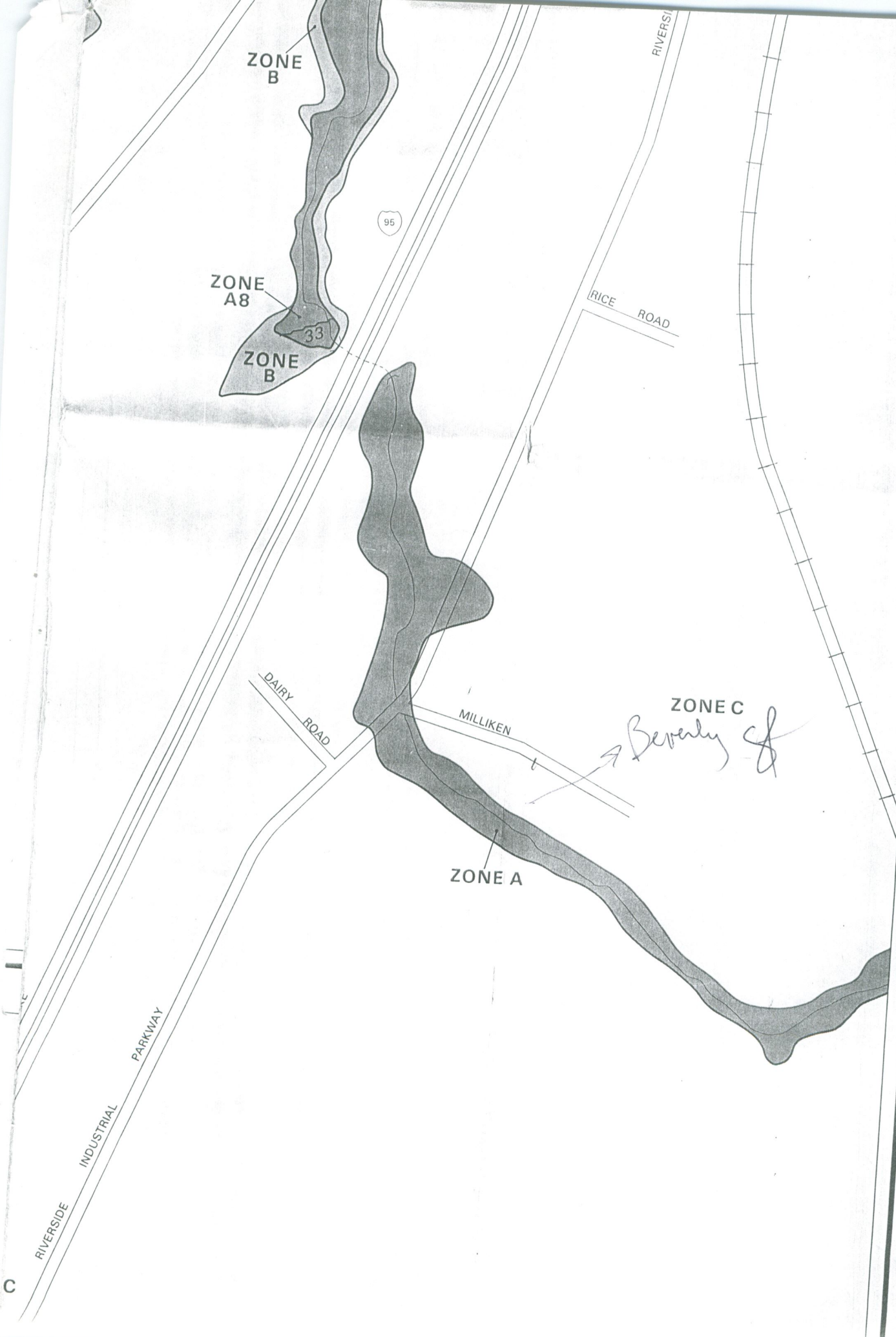
Shoreland Zoning/ Stream Protection -

N/A needs 2 PART Permit & Elevation certificate
~~near the stream, but outside flood area~~

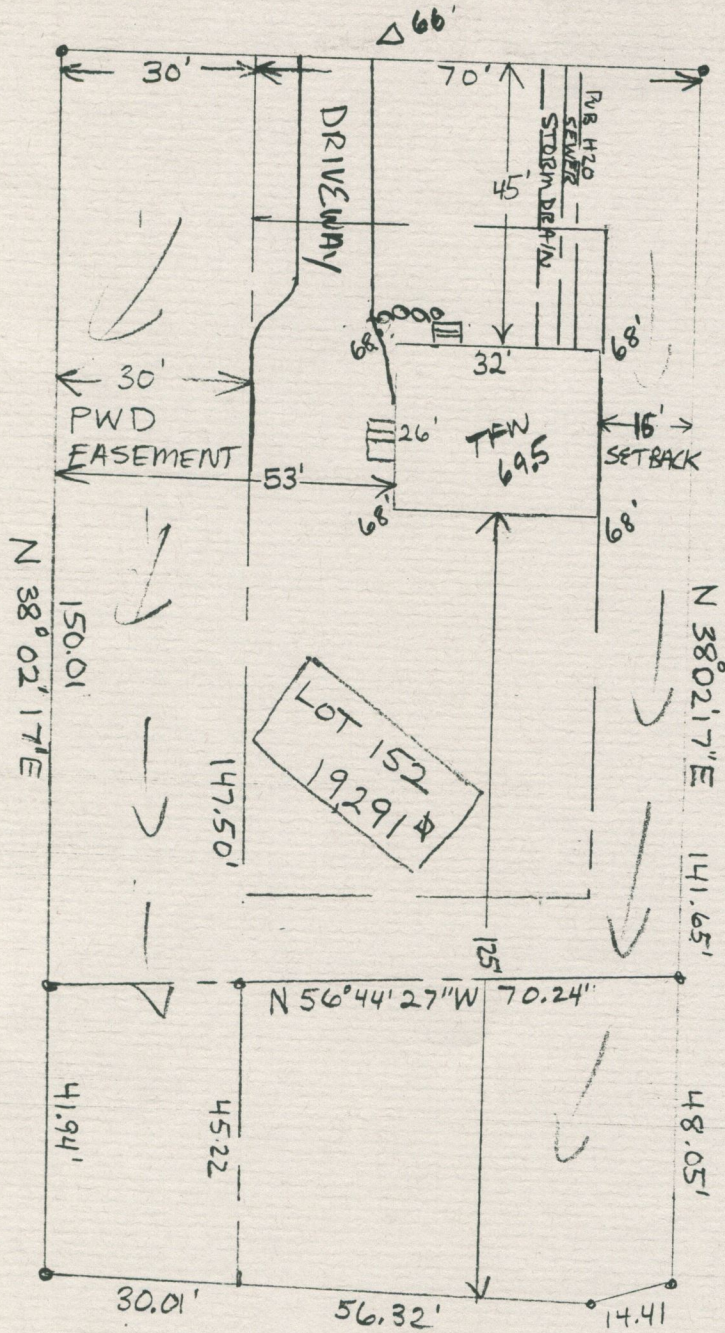
Flood Plains - Map 1 - Zone A

Note There is A 30' PWD easement on Right side
of property going from front to rear
elevation 33

Refer
show
struc
lishe
To
cont
Prog



BEVERLY
ST.



$$\begin{array}{r} 69.5 \\ - 7 \\ \hline 62.5 \end{array}$$

SETBACKS:

FRONT + REAR - 25'

SIDES - 16'

1" = 30'

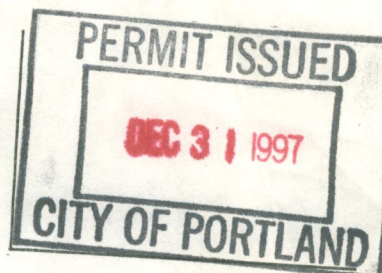


APPLICATION FOR AMENDMENT TO PERMIT

971346

Amendment No. one

Portland, Maine, _____



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

12-19-97

The undersigned hereby applies for amendment to Permit No. 971207 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 149 Beverly St Within Fire Limits? _____ Dist. No. _____
Owner's name and address Custom Built H0mes of Maine Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Custom Built Homes of Maine Telephone 892-3149
Architect 27 Main St Windham, ME 04062 Plans filed _____ No. of sheets _____
Proposed use of building 1-fam No. families _____
Last use Same No. families _____
Increased cost of work XXXX 2,500.00 Additional fee 40.00

Description of Proposed Work

Relocate Building on lot
Pour frostwall only for future garage

OK
DPA

Ted Wangishin
Ted Wangishin

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber — Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK with conditions
12/30/97

Signature of Owner Ted Wangishin

Approved: _____

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Inspector of Buildings