

Location of Construction: 131 Beverly Street (Lot 150) 04103	Owner: R.J. Grondin	Phone: 854-1147
Owner Address: Route 25, Gorham, ME 04038	Lessee/Buyer's Name: Custom Built Homes of Maine, Inc	Business Name:
Contractor Name: Custom Built Homes of Maine Inc.	Address: 27 Main Street, Windham, ME 04062	Phone: 892-3149
Past Use: Vacant	Proposed Use: 1-Family	COST OF WORK: \$ 84,000
		PERMIT FEE: \$ 440.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied
	INSPECTION: Use Group <i>A-3</i> Type <i>5B</i> <i>POCA 96</i>	Signature: <i>[Signature]</i>
Proposed Project Description:  <b>Build new single family dwelling.</b>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: 5-11-99
Permit Taken By: UB	Date Applied For:	Date: 5-11-99

Permit No: **990548**

PERMIT ISSUED  
JUN 2 1999  
CITY OF PORTLAND

Zone: **K-2** CBL: **333-K-004**

Zoning Approval: *[Handwritten: OK with Conditions]*

Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  Minor  mm

- 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: \_\_\_\_\_

\*\*\*\*\* CALL TED AT CUSTOM BUILT HOMES FOR PICK UP  
892-3149

**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

5-12-99

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE: \_\_\_\_\_


ADDRESS: \_\_\_\_\_ 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

CEO DISTRICT **1**

COMMENTS

7/5/09 Foundation Self Storage & Drainage OK Per Plan with Finishes  
Frank Ground in discuss stairs, egress windows, landings & conditions  
of approval 

7/23 Stairs to be signed Apply Granite, Steel

Beam spans Foundation & Self Storage OK recheck  
for close in 7/27

8/20 Final w/ Glen Gervais Basement stairs headroom 77 1/4" at  
top step OK Per Code with limits.

check Elec Cost 9/2/09

Inspection Record  
Type \_\_\_\_\_ Date \_\_\_\_\_

Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 131 Beverly Street (CBL: 333-K-004)

Issued to R.J. Grondin

Date of Issue August 24, 1999

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. 990548, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family  
Use Group R3  
Type 5B  
BOCA 96

Limiting Conditions:

Pursuant to Section 106.2 of the Building Code  
basement stair ceiling hieght requirements have been modified. (\*see attached letter)  
A 2.75 inch reduction to 77.25 inches for 4 linear inches

This certificate supersedes  
certificate issued

Approved:

8/24/99

(Date)

Inspector

*[Signature]*  
Inspector of Buildings

8/24/99 *[Signature]*

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.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Application  
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <u>131 Beverly St. Portland ME 04103 LOT 150</u>		
Total Square Footage of Proposed Structure: <u>1408</u>	Square Footage of Lot: <u>16522</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>333</u> Block# <u>K</u> Lot# <u>4</u>	Owner: <u>RJ Grandin</u>	Telephone#: <u>854-1147</u>
Owner's Address: <u>Route 25 Gorham ME 04038</u>	Lessee/Buyer's Name (If Applicable): <u>Custom B.H. Homes of ME, Inc</u>	Cost Of Work: <u>\$ 84000 \$440</u>
Proposed Project Description: (Please be as specific as possible) <u>new Single family dwelling</u> <span style="float:right">WBS</span>		
Contractor's Name, Address & Telephone <u>Custom B.H. Homes of ME, Inc, 27 Main St, Windham ME 04062 - 892-3149</u>		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

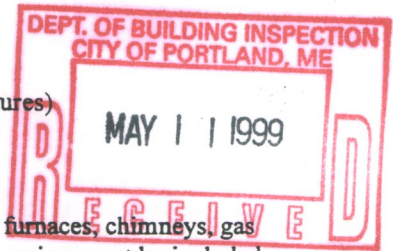
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

FEE: 440  
SITE REVIEW + 300  
FEE: \$740.00

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



**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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>5/7/99</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

\* call for PUP TED 892-3149

BUILDING PERMIT REPORT

DATE: 14 MAY 99 ADDRESS: Beverly ST. Lot #150 CBL: 333-K-004  
REASON FOR PERMIT: Single Family dwelling  
BUILDING OWNER: R.J. Grandin  
PERMIT APPLICANT: Custom BUILT Homes Contractor of ME.  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B-

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: #1, #2, #3, #4, #5, #9, #11, #12, #13, #14, #15, #19, #27, #29, #30, #32, #33, #31

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws. 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)

Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)

Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.

Precaution must be taken to protect concrete from freezing. Section 1908.0

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.

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)

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). Chapter 12 & NFPA 211

Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.

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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)

Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

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. (Section 1014.0)

The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

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. (Section 1018.6)

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. (Section 1010.1)

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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

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

19990054  
I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

5/11/99

Application Date

Beverly St Lot 150

Project Name/Description

131 Beverley St

Address of Proposed Site

333-K-004

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 131 Beverley Street

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you 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.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

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.

The site contractor shall establish finish grades at the 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed within the curb cut. Silt fence shall be installed down gradient of all disturbed areas.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Before a temporary or final occupancy may be given, it is required to complete and return the Floodplain forms that are attached.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.
4. The Code Enforcement Office shall be satisfied with the securing of the rear doors prior to construction of a deck (which requires a separate permit & nc

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

19990054

I. D. Number

**Custom Built Homes of Maine**

Applicant  
27 Main St, Windham, ME 04062  
Applicant's Mailing Address  
Ted  
Consultant/Agent  
892-3149  
Applicant or Agent Daytime Telephone, Fax

5/11/99

Application Date  
Beverly St Lot 150  
Project Name/Description

131 Beverley St  
Address of Proposed Site  
333-K-004  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    Warehouse/Distribution    Parking Lot    Other (specify) no garage, no rear deck  
 New Building    Building Addition    Change Of Use    Residential  
1408   16,522 sq. ft.   R-2  
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 \_\_\_\_\_   Subdivision \_\_\_\_\_   Engineer Review \$300.00   Date: 5/11/99

**DRC Approval Status:**

Reviewer Jim Wendel

Approved    Approved w/Conditions see attached    Denied  
Approval Date 5/25/99   Approval Expiration 5/25/00   Extension to \_\_\_\_\_    Additional Sheets Attached  
 Condition Compliance   Jim Wendel   5/25/99  
signature   date

**Performance Guarantee**

Required\*    Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19990054

I. D. Number

**Custom Built Homes of Maine**

Applicant \_\_\_\_\_

27 Main St, Windham, ME 04062

Applicant's Mailing Address \_\_\_\_\_

Ted

Consultant/Agent \_\_\_\_\_

892-3149

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

5/11/99

Application Date \_\_\_\_\_

Beverly St Lot 150

Project Name/Description \_\_\_\_\_

Beverly St

Address of Proposed Site \_\_\_\_\_

333-K-004

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) no garage, no rear deck  
 1408 16,522 sq. ft. R-2

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 5/11/99

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions** see attached
- Denied

Approval Date 5/21/99 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			





Applicant: R.J. Grondin / Custom Built Date: 5/21/99  
Address: Beverly St (lot 150) C-B-L: 333-K-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New  
Zone Location - R-2

Interior or corner lot - ~~EA~~  
Proposed Use/Work - construct new single family dwelling - 24x32' NO GARAGE NO DECKS ON REAR

Sewage Disposal - City

Lot Street Frontage - 50' req

Front Yard - 25' req - 40' shown

Rear Yard - 25' req - 165'

Side Yard - 14' req - 20' & 40' shown

Projections - front stairs - Right side deck & Stairs

Width of Lot - 80' min req - 85' shown

Height - 2 story shown

Lot Area - 10,000 sq ft min - 16,522 sq ft per assess. MAP

Lot Coverage/Impervious Surface - 20% or 3,304.4 sq ft MAX ok

Area per Family - 10,000 sq ft single family 24x32 = 768 sq ft

Off-street Parking - 2 req

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - yes - Parcel 1 - is in "A" zone - elev. 33 - <sup>basement floor (lowest floor level)</sup> shall be 2' above el. of 35'  
shall make out the appropriate forms (two part permit process & elev. cert.)

# 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 Lot #: 4  
[Recommended but not required by FPMO]

Project Description: Construct New 24' X 32' Single Family Dwelling (NO GARAGE OR REAR DECK)  
[Recommended but not required by FPMO]

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

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

received 8/23/94

# 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)]

Applicant: Article III.A. R.J. Grondin Address: Article III.A. Route 25  
854-1147 Gorham, ME 04038  
Article III.A. Custom Built Homes Address: Article III.A. 27 Main St, Windham, ME  
892-3149 04062  
 Contractor: Article III.A. Applicant Above Address: Article III.A.  
 Phone 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: lot # 150 Woodfords Gardens

Subdivision: Woodfords Gardens Lot #: 150  
Recommended but not required by FPMO

Tax Map: Map required in Article III.B. is not necessarily a Tax Map Lot #: 4  
333-K-

Address: Article III.B. Beverly Street  
 Street/Road Name

Article III.B. Portland, ME 04103  
 Town/Zip Code

General explanation of proposed development: Article III.D. Construct New 24'x32' Single Family Dwelling (NO GARAGE - NO REAR DECK -

Estimated value of proposed development: \$84,000 will need basement floor 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)

(This section to be completed by Municipal Official)

LOCATION

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

- V1-30 Zone  VE Zone  AE Zone  A1-30 Zone  AO Zone  A Zone [Needed to administer Article VI]
- FRINGE  FLOODWAY (1/2 width of floodplain in A Zone) [Needed to administer Article VI]

Base Flood Elevation (bfe) at the site 33' 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 basement 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 _____	Above Site _____
Below 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  HEC II  HY 7  Quick-2  Other \_\_\_\_\_
- Highest Known Water level
- Other (Explain) \_\_\_\_\_

VALUE

If the development involves work on an existing structure, enter the Market Value of existing structure: 84,000 beds 32,000 land \$116,000 [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:

- |   |                             |                       |
|---|-----------------------------|-----------------------|
| <input checked="" type="checkbox"/> 1. Residential Structure  | Dimensions <u>24' x 32'</u> | Cubic Yards _____     |
| <input checked="" type="checkbox"/> 1a. New Structure   | _____                       | _____                 |
| <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 <sup>1</sup>  |                             | _____                 |
| <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 <u>[Article III.L. also NFIP Reg 60.3(b)(6)]</u> |                             | _____                 |
| 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 _____   |                             | _____                 |

<sup>1</sup>Certain prohibitions apply in Velocity Zones

**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

me →  
or  
↓

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

[Article IV & V]

(This Section to be completed by Municipal Official)

Date: Submitted \_\_\_\_\_; Fee Paid with reg \_\_\_\_\_; Reviewed by CEO \_\_\_\_\_; Reviewed by Planning Board \_\_\_\_\_

Permit # \_\_\_\_\_ Issued by \_\_\_\_\_ Date \_\_\_\_\_

# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires July 31, 1999

**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). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Instructions for completing this form can be found on the following pages.

<b>SECTION A PROPERTY INFORMATION</b>	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <u>R.J. Grandin</u>	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>Route 25, Gorham ME 04038</u>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>RE: Beverly Street (Woodfords Gardens) 333-K-4</u>	
CITY <u>Portland, ME</u>	STATE <u>ME</u>
	ZIP CODE <u>04103</u>

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

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

1. COMMUNITY NUMBER <u>230051</u>	2. PANEL NUMBER <u>0001</u>	3. SUFFIX <u>B</u>	4. DATE OF FIRM INDEX <u>July 17, 1986</u>	5. FIRM ZONE <u>A</u>	6. BASE FLOOD ELEVATION (in AO Zones, use depth) <u>33</u>
--------------------------------------	--------------------------------	-----------------------	---	--------------------------	---

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. 1

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 74.3 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: 65.5 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).

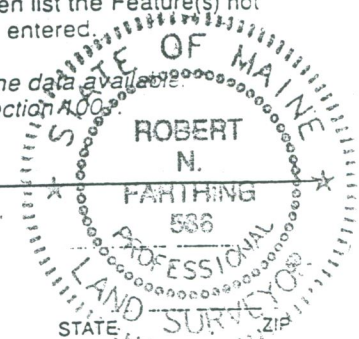
2. Date of the start of construction or substantial improvement \_\_\_\_\_

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: ROBERT FARTHING LICENSE NUMBER (or Affix Seal): 586

TITLE: President COMPANY NAME: SURVEY, INC.

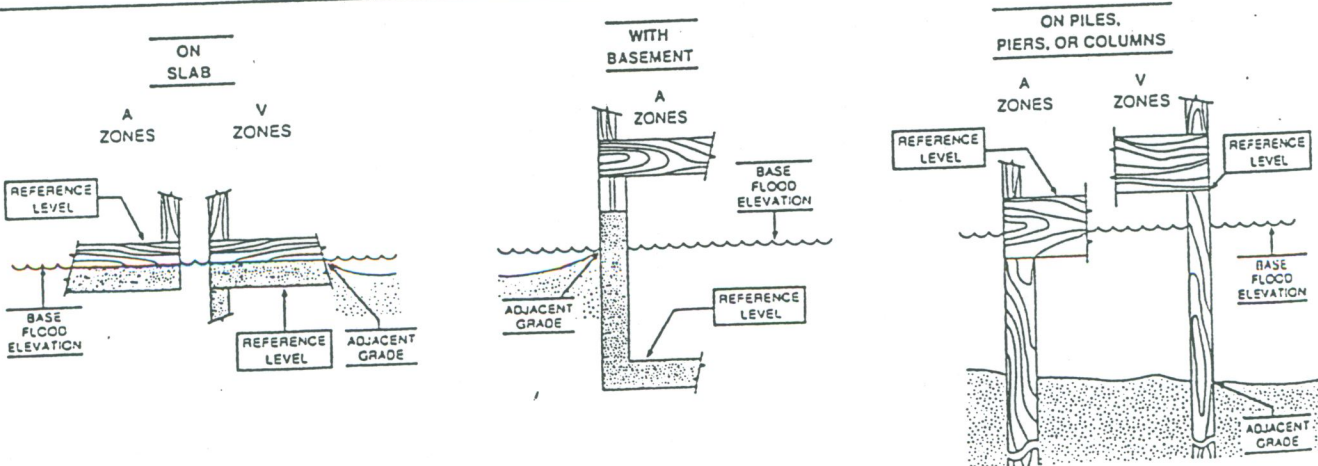
ADDRESS: P.O. Box 210 CITY: WINDHAM STATE: MAINE

SIGNATURE: Robert Farthing DATE: 8/23/99 PHONE: 04062 207-892-2556

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

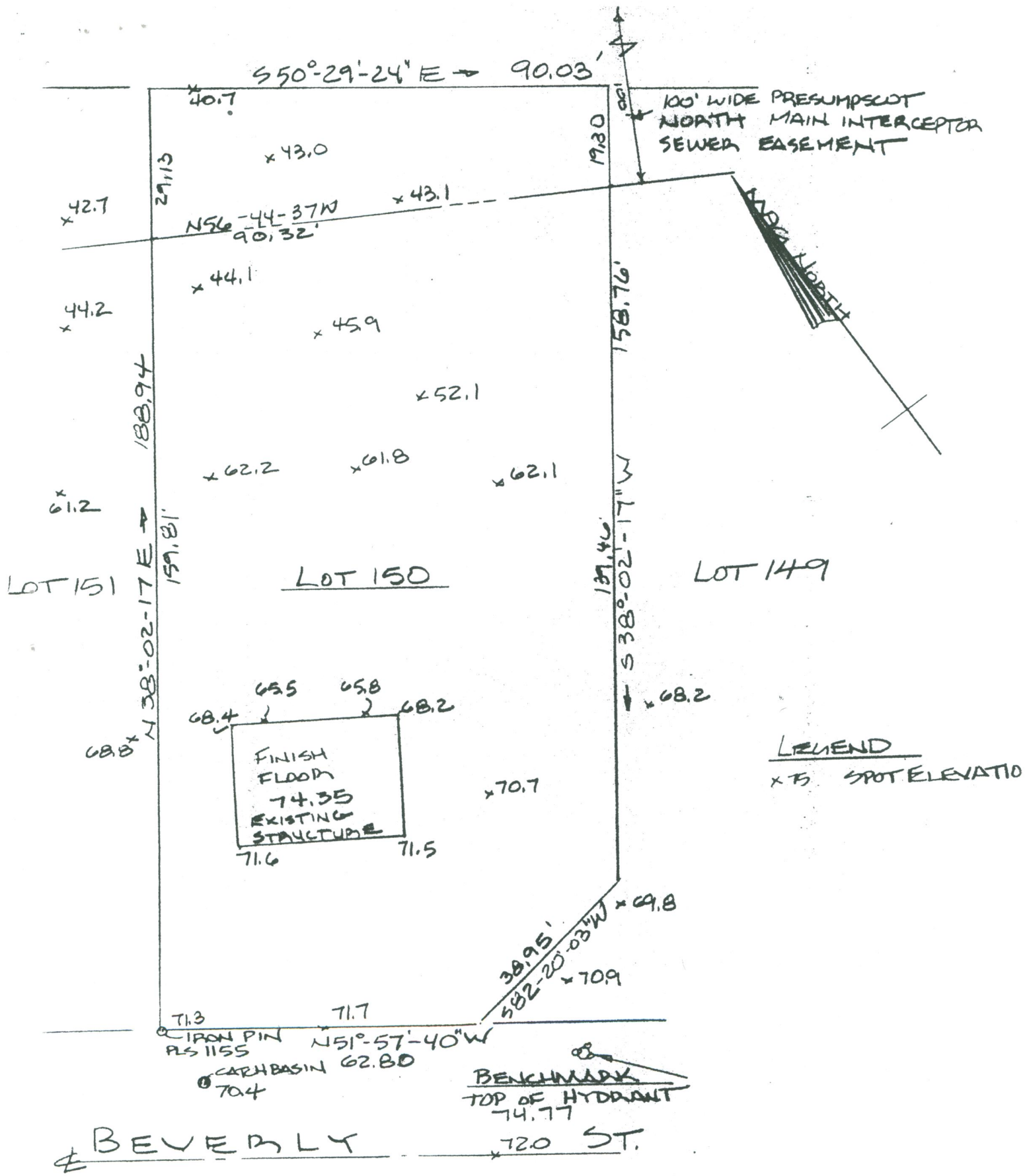
COMMENTS:

The lowest part of this lot is 7 feet above the closet 100 year flood plain elev. in the area.



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.





SKETCH PLAN - LOT 150  
 "WOODFORDS GARDENS"  
 PORTLAND, MAINE  
 AUGUST 1999 SCALE 1"=25'

**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$84,000.00 Plan Review # 621/99  
 Fee: \$440.00 Date: 14 MAY 1999

Building Location: Beverly ST. (lot 150) CBL: 333-K-004

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

\*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements must be complete before a Certificate of occupancy can <del>and</del> or will be issued-	111.0
2.	Foundation drain	1813-5.2
3.	Waterproofing & dampproofing	1813.0
4.	Chimneys & VENTS BOCA Mech. 93	MFPD 211 Ch. 12.
5.	Guardrails & Handrails	1021. 1022.
6.	Headroom	1204.0
7.	STAIR CONSTRUCTION	1014.0
8.	Stairway headroom	1014.4
9.	Sleeping room egress	1018.6
10.	Smoke detectors	920.3.2
11.	Fastening Schedule	Table 2305.2
12.	Ventilation of spaces BOCA Mech. /93	ch. 16.

Correction List		
NO:	Description	Code Section
13.	Boring, Cutting & Notching Sections 2305.4.4, 2305.5.1, 2305.5.3	
14.	Glass & Glazing	Chapter 24

rev: PSH 6-28-98

## Foundations (Chapter 18)

### Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

### Footings (1807.0)

~~X~~ Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
~~NA~~ Insulated footing provided  
~~X~~ Soil bearing value (table 1804.3)  
~~X~~ Footing width  
~~X~~ Concrete footing (1810.0) .3.1, 3.2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Foundation Walls

~~X~~ Design (1812.1)  
~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
~~SA~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~X~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~X~~ Crawl space (1210.2) Ventilation  
~~X~~ Crawl opening size (1210.2.1)  
~~X~~ Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

### Floors (Chapter 16-23)

~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)  
~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)  
~~X~~ Grade  
~~X~~ Spacing  
~~X~~ Span  
~~X~~ Girder 4" bearing 2305

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SM~~ Boring and notching (2305.5.1)
- ~~SM~~ Cutting and notching (2305.3)
- ~~SM~~ Fastening table (2305.2)
- ~~N/A~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SM~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SM~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SM~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~N/A~~ Metal construction
- ~~SM~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~N/A~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- ~~SB~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SM~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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**State Plumbing Code**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

- SAR Labeling (2402.1)
- Louvered window or jalousies (2402.5)
- Human impact loads (2405.0)
- Specific hazardous locations (2405.2)
- Sloped glazing and skylights (2404)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Private Garages (Chapter 4)**

- NA General (407)
- Beneath rooms (407.3)
- Attached to rooms (407.4)
- Door sills (407.5)
- Means of egress (407.8)
- Floor surface (407.9)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Egress (Chapter 10)**

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~SA~~ Riser (1014.6) 7 3/4" max.
- ~~SA~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Smoke Detectors (920.3.2)**

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation  
Table 602**





27 Main Street  
Windham, Maine 04062  
(207) 892-3149  
1-877-892-3149  
Fax: (207) 892-1383  
E-mail: ebhm@gwi.net

August 20, 1999

Mr. David Caddell  
Code Enforcement Officer  
City of Portland

Re: 131 Beverly Street

Dear Dave,

Per your request, I would like to document the circumstances surrounding the head height issue in the basement staircase at the above addressed location.

As you are aware, we replaced the staircase three times from the first floor to the second floor and this stairway is in full compliance. The head height issue from the first floor to the basement is two and three-quarters inch shy of compliance. This is a result of Custom Built Homes adjusting the level of the basement slab upwards in order to accommodate bringing the plumbing under the slab from the front wall to the back wall of the building. This was done to accommodate the wishes of the homeowner since they did not want waste pipes in the basement. They plan to finish the basement at some future date. The basement area is a full walkout with an egress door. An honest mistake was made in not considering the effect the raising of the slab floor would have on the basement stair head height. Unfortunately, in order to meet the rise and run requirement of this stair, we are unable to meet head height requirements. Since both floor levels cannot be changed, we are left with no feasible solution. We apologize for this honest mistake and ask for your consideration.

Sincerely,

Glen Gervais

Area 1

MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, P.E. Development Review Coordinator

**DATE:** August 19, 1999

**RE:** Certificate of Occupancy  
131 Beverly Street (lot 150)

---

On August 19, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 5/25/98.

It is our opinion that all conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued assuming Code Enforcement has no outstanding issues.

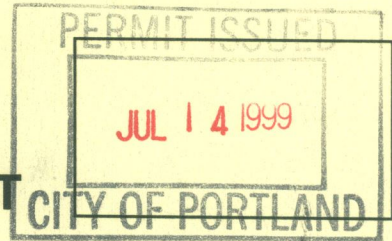
1350 10/disk13/131bvrly

2



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



333-K-004

990741

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 131 Beverly St Use of Building 1-Fam Date 7/8/99  
 Name and address of owner of appliance Grand in (Custombuilt Homes of Maine) 131 Beverly  
 Installer's name and address Thomas Strumpin 191 Back St. Gorham, ME 04038  
 Telephone 839-5479

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

### Appliance Name:

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

### The Type of License of Installer:

- Master Plumber # \_\_\_\_\_
- Solid Fuel # \_\_\_\_\_
- Oil # 8348
- Gas # \_\_\_\_\_
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
Factory built \_\_\_\_\_
- Metal  
Factory Built U.L. Listing # \_\_\_\_\_
- Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame 7 feet.

\$ 4000.00

Fee 48.00

### Approved

Fire: [Signature]

Ele.: \_\_\_\_\_

Bldg.: [Signature]

### Approved with Conditions

See attached letter or requirement

Signature of Installer \_\_\_\_\_

# PLUMBING APPLICATION

333-K-004

Department of Human Sciences  
Division of Health Engineering K

## PROPERTY ADDRESS

Town or Plantation	Portland Me
Street Subdivision Lot #	131 Beverly St

## PROPERTY OWNERS NAME

Last: R. J. Grandin + Sons First:

Applicant Name: Tom Stumph

Mailing Address of Owner/Applicant (If Different): 191 Buck St. Gorham Me

PORTLAND  
Date Permit Issued: 7.8.99 PERMIT # 6946 STATE COPY \$ 48  Double Fee Charged

Local Plumbing Inspector Signature \_\_\_\_\_ L.P.I. # 0124

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant \_\_\_\_\_

Date \_\_\_\_\_

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

*[Signature]*

Local Plumbing Inspector Signature \_\_\_\_\_

*[Signature]*

Date Approved \_\_\_\_\_

## PERMIT INFORMATION

### This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

### Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

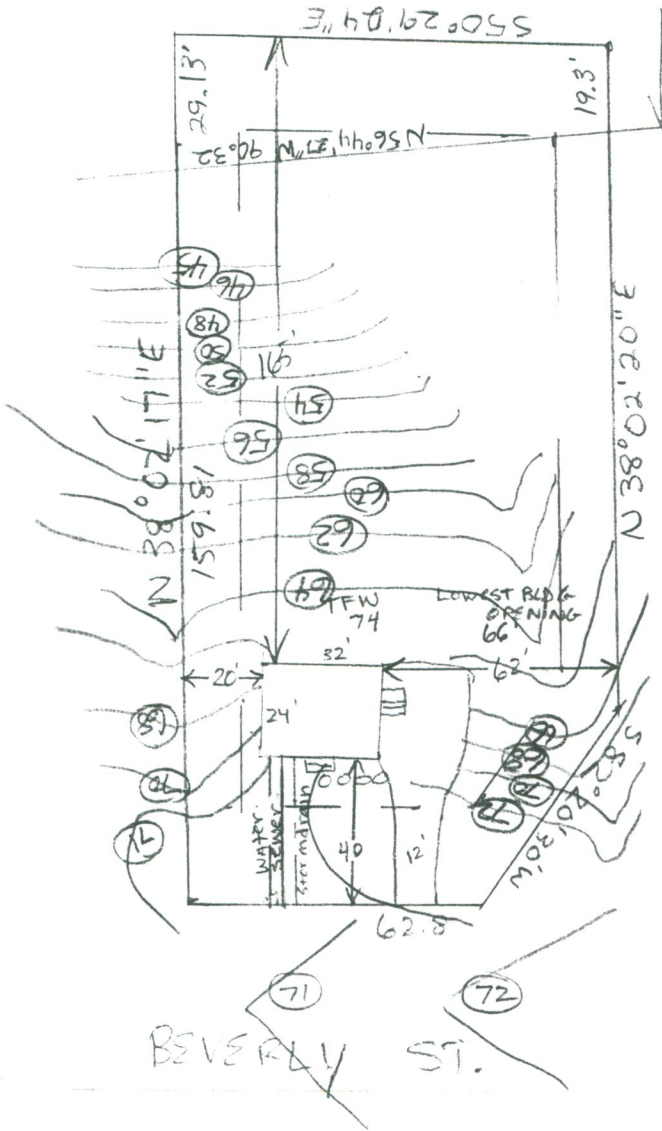
LICENSE # 7368

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<b>OR</b>  <b>OR</b>  TRANSFER FEE [\$6.00]	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cupidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
	10	Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1
	2		2	Fixtures (Subtotal) Column 2
	12		12	<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			48	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Lot 150 Beverly St.  
 Woodfords Gardens  
 16,522 sq

100' wide Presumpscot North  
 main interceptor sewer  
 easement



Setbacks: Front + Rear 25'  
 Side 14'  
 1" = 40'