



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 4 Saugus St (Lot #23) 335-A-007

Issued to Custom Built Homes of Maine

Date of Issue 13 March 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. 970698, 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 Deck/No Garage

Limiting Conditions: TEMPORARY: EXPIRES 31 MAY 98

See attached memo from Jim Wadel Listing conditions of approval.

This certificate supersedes  
certificate issued

Approved:

1/13/98  
.....  
(Date)

.....  
Inspector

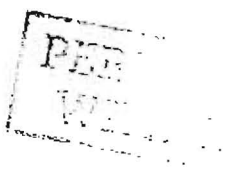
.....  
Inspector of Buildings

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.

335-A-007

Location of Construction: 4 Saugus St (Lot #23)		Owner: R.J. Grondin		Phone:		Permit No: 970698	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Custom Built Homes		Address: of Maine 27 Main St Windham, ME		Phone: 04062 892-3149		Permit Issued: JUL - 2 1997	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 74,000.00		PERMIT FEE: \$ 390.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>5B</i> <i>BOCA 96</i>	
Proposed Project Description: Single Family Dwelling		Signature:		Signature: <i>[Signature]</i>		Zone: <i>CBL</i> 335-A-0073	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>NA Zone C - Panel</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input checked="" type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 18 June 1997		Signature:		Date:	

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..



**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

26 June 1997 - Permit Routed  
18 June 1997

SIGNATURE OF APPLICANT *Danny J. McCarthy* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE *Custom Built Homes* PHONE:

- 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 *6/27/97*

*KT*

CEO DISTRICT 7

3/12/98 Setback / Foundation / Framing reads on  
Buff Copy of spec

3/12/98 - Call for CofD

① Front Step Grade Soil doesn't meet 4" rule

② No Underlayment on Elec Circuit

③ Spaced Ropes under Sink

Also 2 of J.W. has 5 requirements

① mulch, ② # on front of House not done

3/13/98 - All of Above Completed -

Issue temp CofD -

Single Family Dwelling - no deck / no garage

Expires May 31, 1998

date plus requirements per J. Wendell, attached 

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 9, 1998

SUBJECT: Request for Certificate of Occupancy  
4 Saugus Street (lot 23)

On March 10, 1998 I reviewed the site for compliance with the conditions of approval dated July 2, 1998. The builder should contact the DRC to avoid delays in obtaining a permanent Certificate of Occupancy. My comments are:

1. The street number needs to be placed on the house.
2. The lot is beside a natural drainage course with no erosion protection. The drainage course shall be protected either with silt fence at the toe of all disturbed slopes or all of the disturbed areas of the lot shall be covered with a thick layer of mulch.
3. Additional grading is required; a swale shall be constructed along the tree line behind the house to drain towards the drainage course. Also a 12" culvert shall be installed across the driveway towards the far corner post of the guard rail barrier that is at the end of the driveway. The inlet and outlet ends shall be ripped. Finally, the entrance grade of the gravel drive at Saugus Street shall be constructed in conformance with MDOT figure 8-27 of MDOT's "Highway Design Guide", copy attached. This work shall be completed by May 31, 1998.
4. The final landscaping has not been completed due to the time of year; this work shall be completed by May 31, 1998.
5. There has been significant settling of the water service trench along the gravel drive. This shall be repaired and stabilized by May 31, 1998.

It is my opinion that no Certificate of Occupancy should be issued until items (1 and 2) above have been satisfactorily completed.

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

Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling

Map of the Community... Building or  
NOTE: All work shall be completed within the

4 Saugus St.

335

A

073 Scott McCown

797-5127

4 Saugus St. 04103

Deck: 1000  
Foundation: 4,000  
Shed: 800

11x12 Deck \$ Foundation for Garage \$ 10x10 Shed

Deck: SELF

Foundation: Northeast Contractors

fee: 50.00  
paid 5/13/98  
ST

*Scott McCown*

5-12-98

hereafter.

014A28

## STATUTORY WARRANTY DEED

DIVERSIFIED PROPERTIES, INC. a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04114

has conserved a Part of GRANT with WARRANTIES COVENANTS TO,

SCOTT MCGOWAN, with a mailing address of 4 Sargent Street, Portland, ME 04114

MAINE REAL ESTATE TAX PAID

A parcel of or parcel of land situated on the southerly side of Sargent Street and being lot 23 as shown on a Plan showing a Portion of Woodsdale Gardens Phase I Amended Recordation Plat Book & Plan 77, Portland, Maine prepared for Diversified Properties, Inc. by Land Use Consultants, Inc. dated July 14, 1995, as amended and recorded at the Cumberland County Registry of Deeds in Plat Book 197, Page 136

being a portion of the premises conveyed to the Grantor herein by deed of R. J. Grounart & Sons dated March 1, 1995 and recorded at said Registry of Deeds in Book 11842, Page 315

is hereby conveyed to the Grantee through Deed, the portion of said plan

has no encumbrances SUBJECT to a twenty (20) foot wide private access easement to the City of Portland as shown on said Plan

Also hereby conveyed all rights easements, privileges and appurtenances belonging to the premises hereunto conveyed

Reference is made to Note #6 of the Boca Ram Subdivision Recording Plat regarding restrictions on tree clearing, construction of buildings, filling, grading or other obstructions in private drainage easements

Reference is made to Note #7 of the Boca Ram Subdivision Recording Plat regarding restrictions on building, windows and doors 13.13 through 13.20, 21 and 22

Reference is made to Note #5 of the Boca Ram Subdivision Recording Plat that includes minimum building sill elevations and lowest building elevation for each lot

This certificate is made SUBJECT to the current local ad valorem taxes to the City of Portland subject to any amount of the same which may be levied by the City of Portland and its decision thereon as to the same.

IN WITNESS WHEREOF, the said Mayor and the said CLERK OF COURTS, caused this instrument to be signed in his official name and sealed with the official seal by Edward B. Wolff, Mayor of the City of Portland, this 10th day of May, 1938.

WSE 13667

*[Handwritten signature]*

*[Handwritten signature]*  
10th day of May

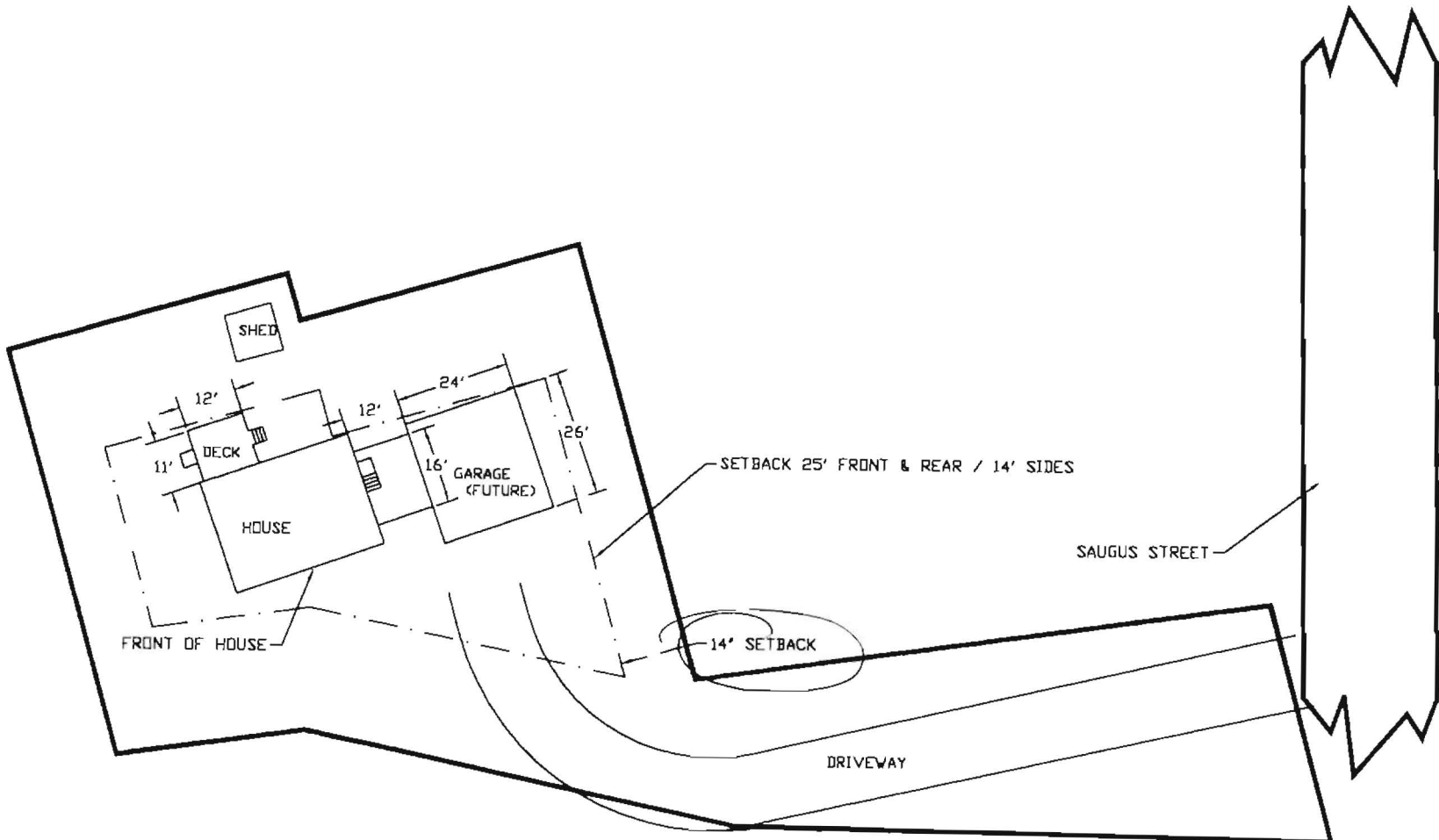
1938

*[Handwritten signature]*

Attest, approved by the Mayor and the Clerk of Courts, this 10th day of May, 1938.

Return to

*[Handwritten signature]*





NO. 1  
SERIAL  
NO. 10

1943

FROM BIA INFORMATION

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3. [illegible]  
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9. [illegible]  
10. [illegible]

US DEPT OF STATE BUREAU OF INVESTIGATION  
WASHINGTON, D. C.

FOR COMPTON ENGINE COMPANY



93  
70

M

Applicant: Scott McCown

Date: 12 MAY 98

Address: 4 Saugas ST.

C-B-L: 335-A-073

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 15/MAY/98

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - deck 11'x12' - 10'x10' shed - Foundation for Garage

Sevage Disposal - public

Lot Street Frontage - 50' + shown - OK

Front Yard - OK 25' + shown - 25' req.

Rear Yard - OK 25' + shown 25' req.

Side Yard - OK 14' + shown - 12' req.

Projections - Deck - garage Foundation

Width of Lot - 110' shown - 80' req.

Height - 2 - 1 1/2 proposed (garage)

Lot Area - ?

Lot Coverage/ Impervious Surface -

Area per Family - 10,000 ~~D~~

Off-street Parking - N/A

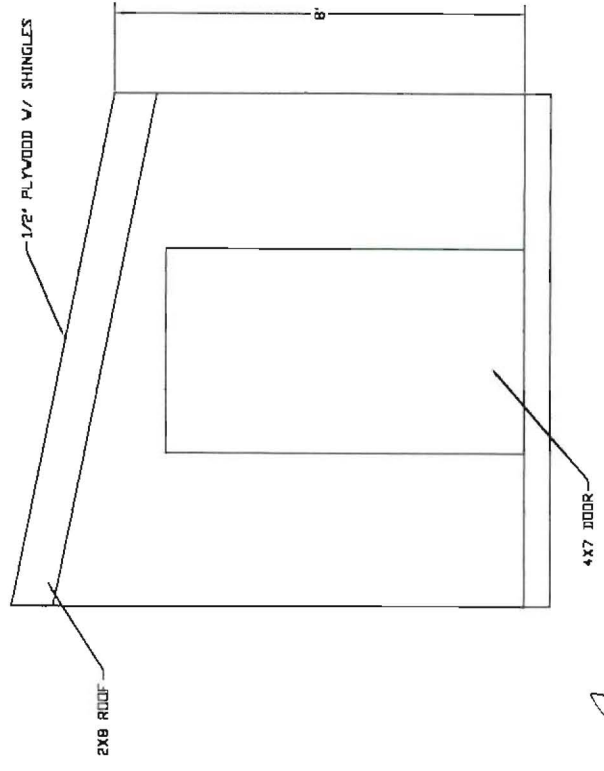
Loading Bays - N/A

Site Plan - OK

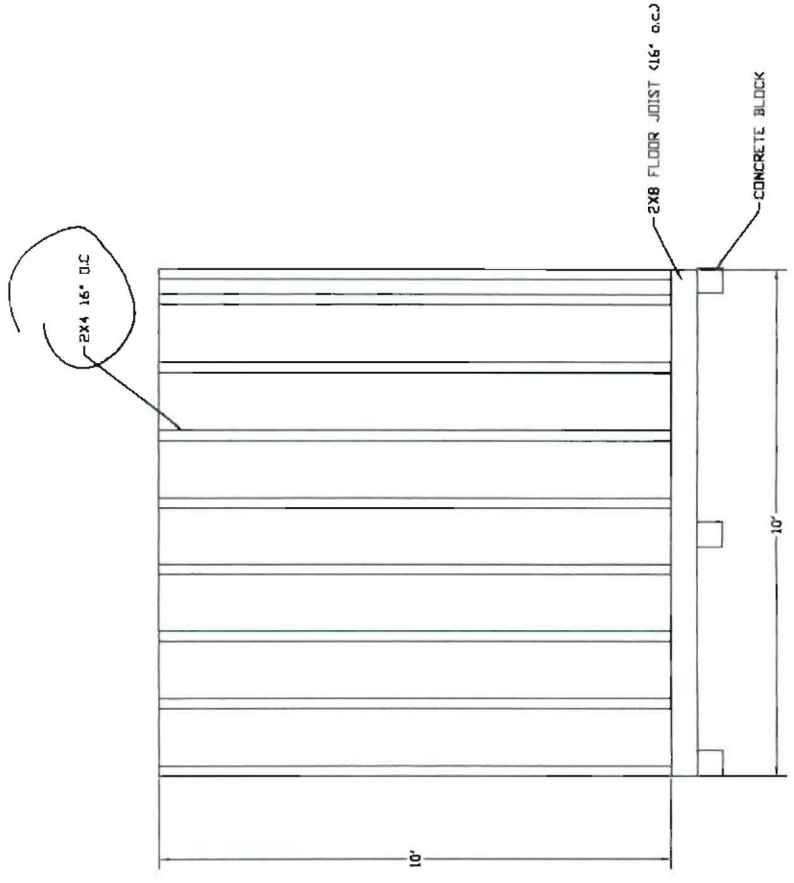
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

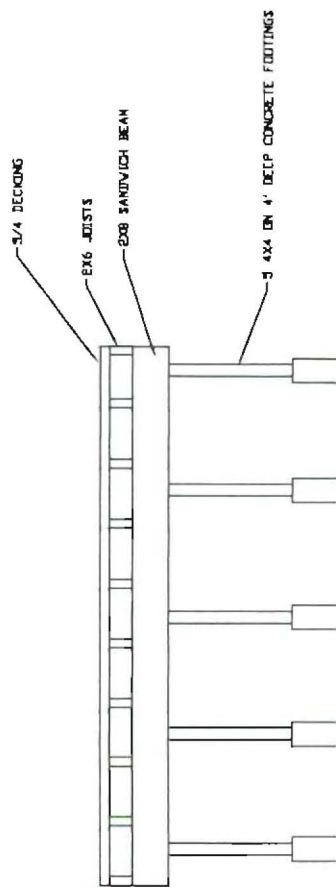
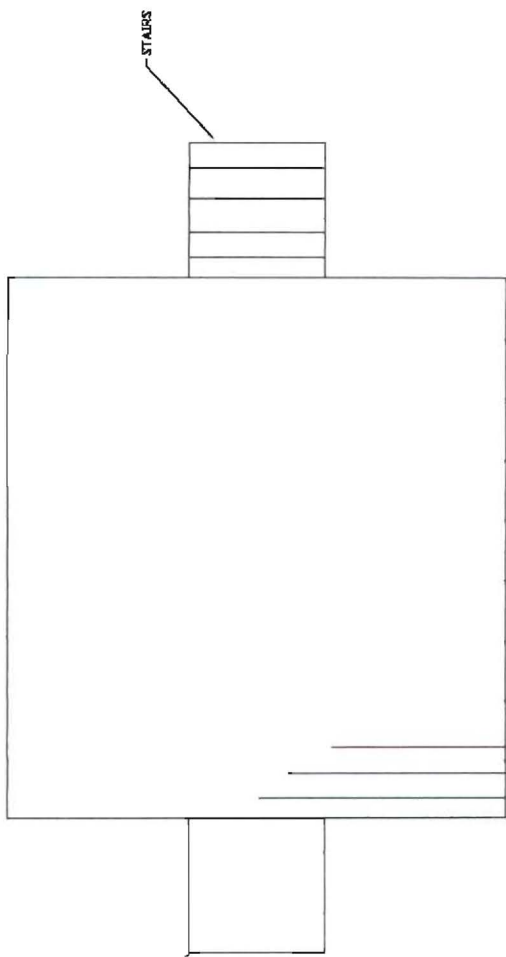
Sketch



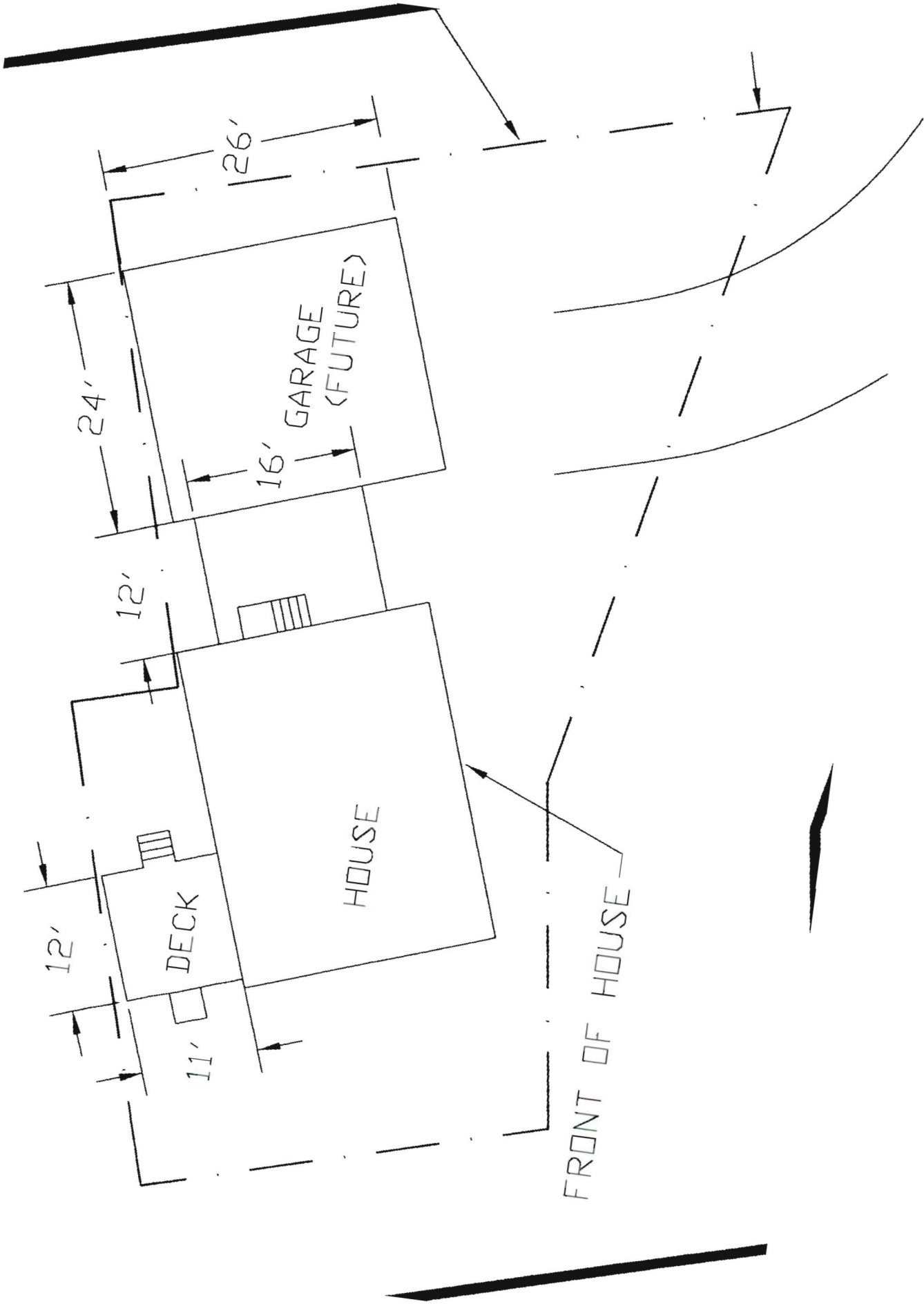
A handwritten signature or set of initials, possibly 'O.R.', written in black ink.



# Deck



SHED





**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

335-A-73

AR/DC

**TO:** Code Enforcement  
**FROM:** Jim Wendel, Development Review Coordinator  
**DATE:** August 11, 1998  
**SUBJECT:** Request for Certificate of Occupancy  
4 Saugus Street (Lot 23)

On August 3, 1998 a site visit was made to review the completion of the requirements of the site plan approval dated 7-2-98. My comments are:

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

**City of Portland, Maine – Building or Use Permit Application** 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 4 Seagus St		Owner: McCown, Scott		Phone: 797-5127		Permit No: 980496	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAY 18 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 5,800.00 PERMIT FEE: \$ 50.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input checked="" type="checkbox"/> Use Group: Type: Signature: Signature:			
Proposed Project Description: Construct/Reect 11x12 Deck, 10x 10 Shed & Foundation for Garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input checked="" type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By:		Date Applied For: 12 May 1998					

Zone: CBL: 335-A-073

Zoning Approval

**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: 12 May 1998

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	ADDRESS:	DATE: 14 May 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

COMMENTS

Ch Wk of 7/13

8/17 Deck ok, Sheel in progress, garage on hold

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



## BUILDING PERMIT REPORT

DATE: 15 MAY 98 ADDRESS: 4 Saugus ST. (335-A-073)  
 REASON FOR PERMIT: 11'x12' deck - 10'x10' shed - Foundation For garage.  
 BUILDING OWNER: Scott McCow  
 CONTRACTOR: SAA.  
 PERMIT APPLICANT SAA  
 USE GROUP R-3 (U) 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, 8, 9, 10, 26


- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- X 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
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.
- X 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".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- X 9. Headroom in habitable space is a minimum of 7'6".
- X 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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):

- 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. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. \_\_\_\_\_
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_



P. Samuel Hoffes, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal