

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

Location of Construction: 4 Saugus 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;"> PERMIT ISSUED Permit Issued: MAY 18 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 5,800.00 PERMIT FEE: \$ 50.00			
Proposed Project Description: Construct/Erect 11x12 Deck, 10x 10 Shed & Foundation for Garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zone: R-2 CBL: 335-A-073 Zoning Approval: 15/MAY/98 OK \$ 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"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For: 12 May 1998					

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..

PERMIT ISSUED WITH REQUIREMENTS

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: 15 MAY 98
\$

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

14 May 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT

COMMENTS

Ch Wk 8/7/13

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

Inspection Record

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

3/10/98 Detbook / Foundation / Framing records on
Buff Copy of permit

3/12/98 - Call for C/P

- ① Short Stop Guard Soil Decent meet at "rule"
 - ② No side gutter - on Elec Circuit
 - ③ Expanded Ramped Under Sink
- Also 2 of J.W. Ball 5/10 requirements
① mitchell, ② # on front of house not done

3/13/98 - All of Above Completed -

Insure Temp C/P -
Single Family Dwelling - mided / no garage

Expires May 31, 1998

with plan. see set per J. Wendell, attached R

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 McCowen
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: 4, 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, approval 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.
- X 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 Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



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 Wadswell listing conditions of approval.

This certificate supersedes
certificate issued

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.

335-A-007

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 top 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 riprapped. 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

Address: Building or
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
BT

Scott McCown

5-12-98

014128

STATUTORY WARRANTY DEED

DIVE / SHIELD PROPERTIES, INC., a Maine corporation with a mailing address of P.O. Box 1027, Portland, Maine 04106

is the grantor of a certain tract of STATUTORY WARRANTY COVENANTS TO

SECTION 1303, with a mailing address of 4400 Main Street, Portland, ME 04106

are lot as parcel of land located on the westerly side of and beginning of 23rd Avenue showing a Part of Section 1303, Land Use Zoning Ordinance, Plat No. 1, Bldg. Building, Maine prepared for Diversified Properties, Inc. by Land Use Consultants, Inc. dated July 14, 1995, as amended and recorded at the County of Cumberland Registry of Deeds in Part Book 197, Page 136

is the grantor of the premises containing the lot described herein by deed of Robert & Sons dated March 16, 1995 and recorded at said Registry of Deeds in Part Book 17542, Page 11

Said lot is shown through 10 feet of said plan

has a right of easement as shown in a 200 foot wide private access easement shown as shown on said Plan

is a right of easement as shown in a 200 foot wide private access easement

is a right of easement as shown in a 200 foot wide private access easement

Reference is made to Note #5 of the Bucee Run Subdivision Recording Plat that includes minimum building sill elevations and local building elevation for each lot

MAINE REAL ESTATE TAX PAID

This comparison is made 'SI B21' ... the unit
Portland subject to ...
of it is clear ...

... to the ...
with the ...

IN WITNESS ...
... this ...
... signed by ...

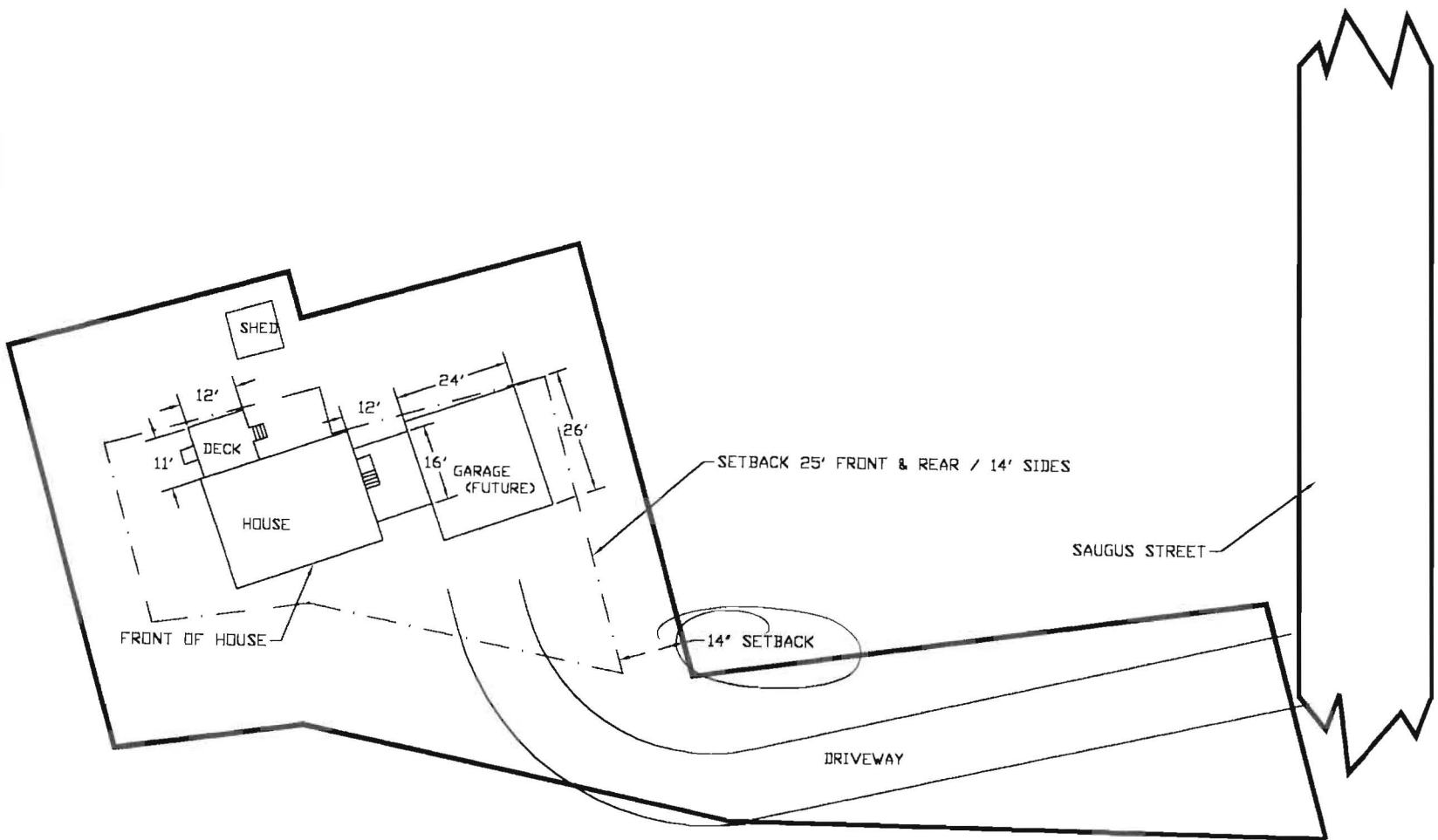
...

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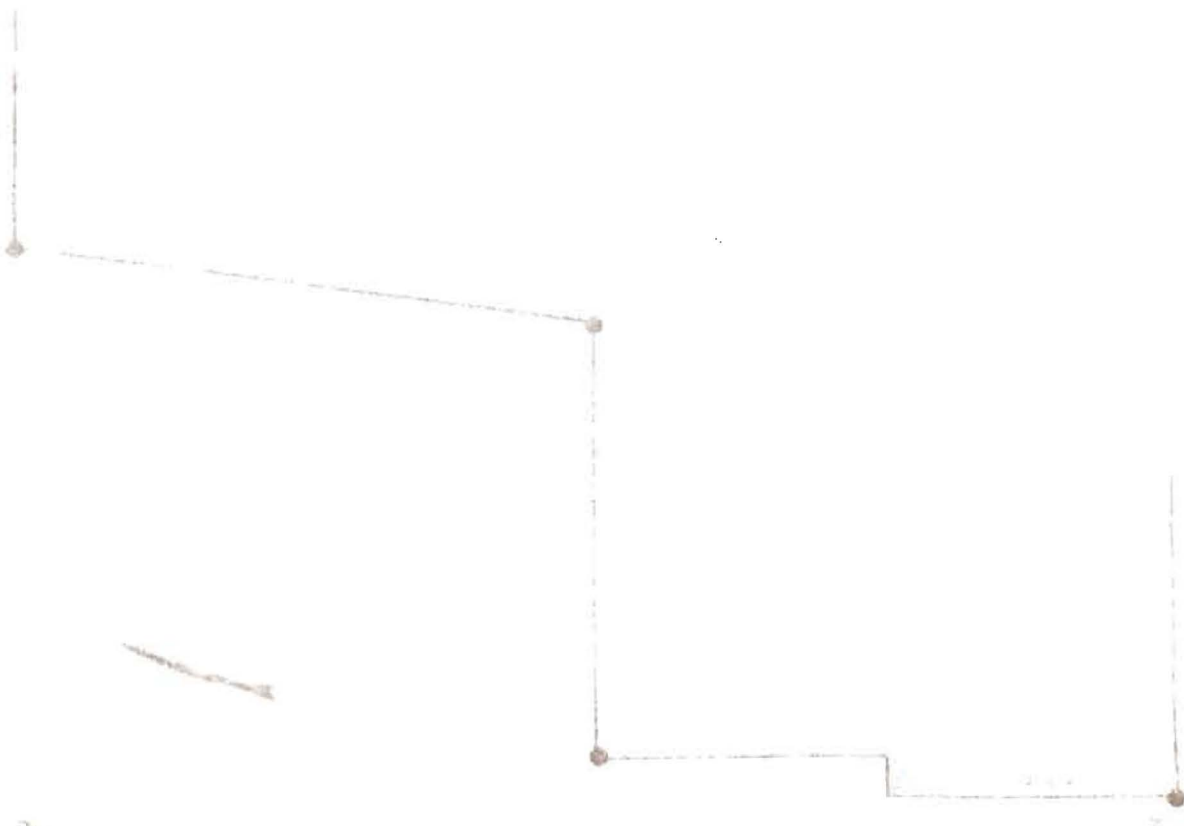
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THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

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Applicant: Scott McCown

Date: 12 MAY 98

Address: 4 Saugus 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' sheet - Foundation for Garage

Sewage 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 sq ft

Off-street Parking - N/A

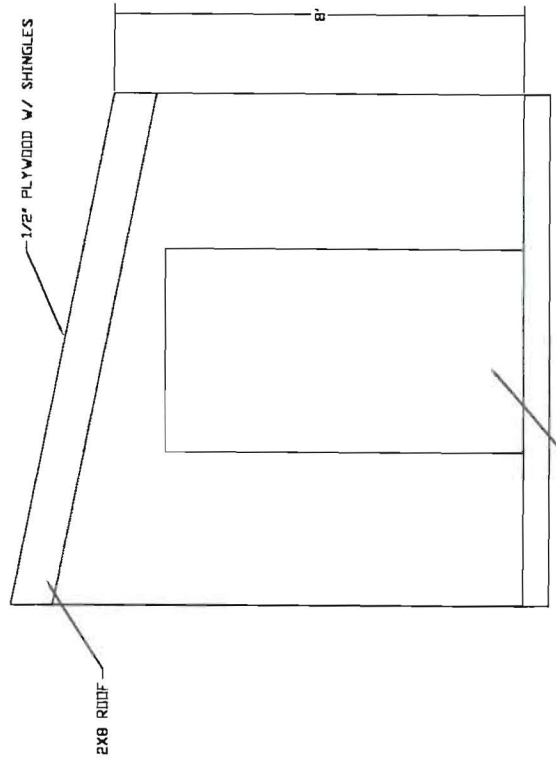
Loading Bays - N/A

Site Plan - OK

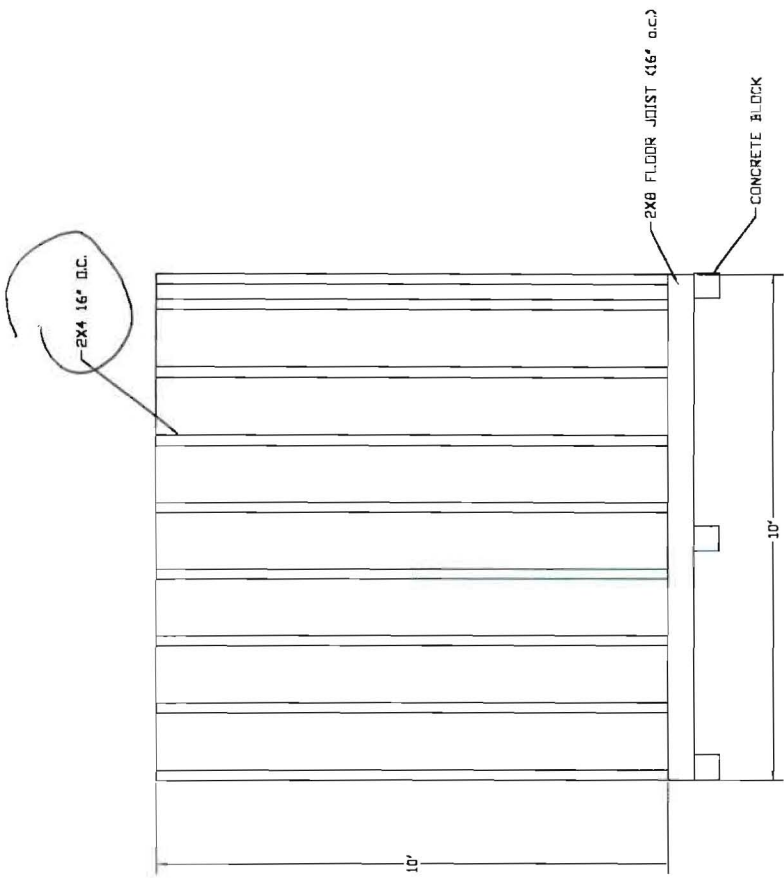
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

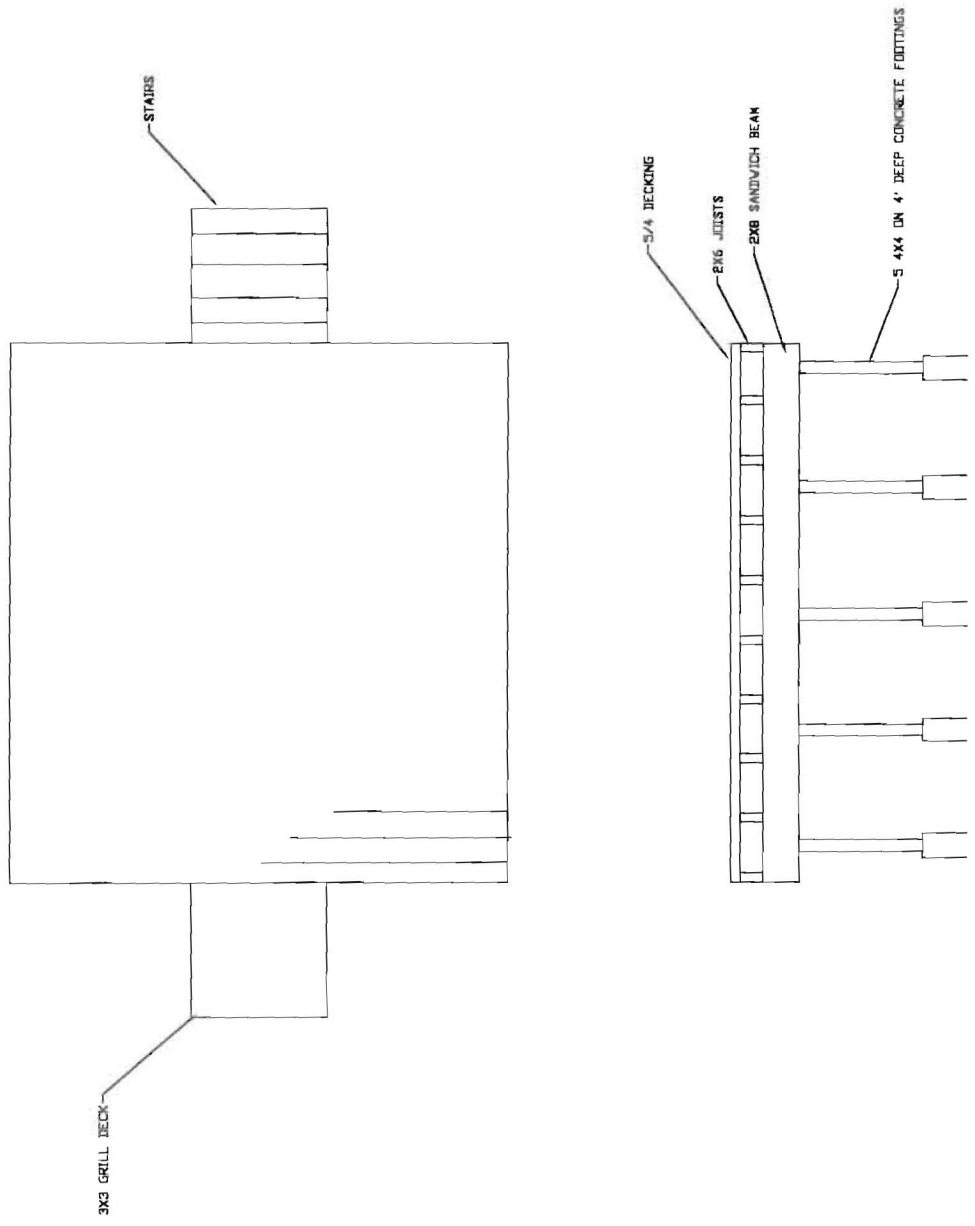
17/18

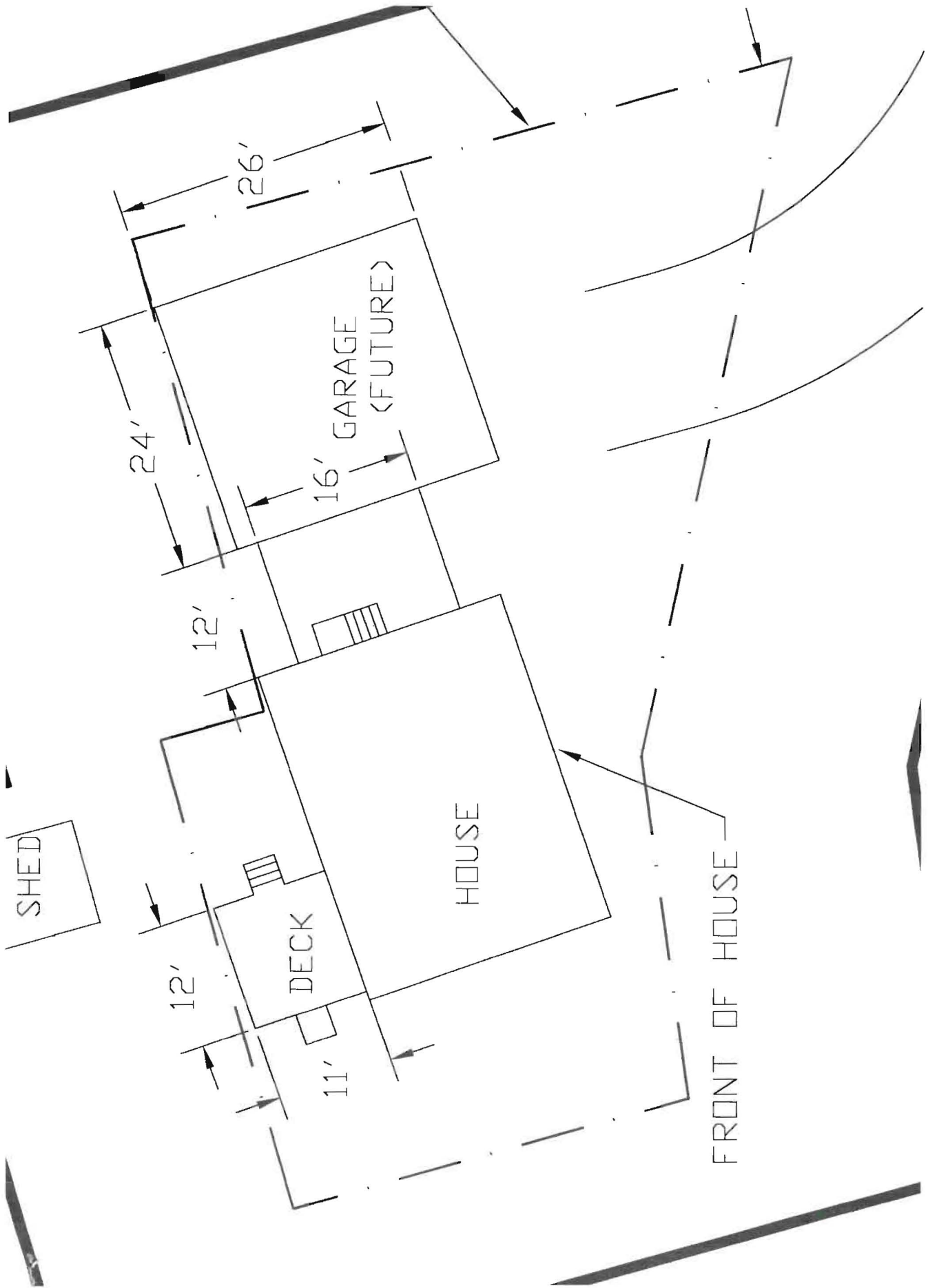


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Deck







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.



Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

RECEIVED

Building and Use Permit Application
Change, Alterations, Accessory Structures
1-1 District of Single Family Dwelling

FILED
MAY 12 1998
CITY OF PORTLAND
OREGON

APPROVED BY: [Signature]
DATE: 5/12/98
PROJECT NO: 8748716

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[Signature]