Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716	Permit No: 980776	me: PERMIT ISSUED	Per		INSPECTION: CITY OF PORTI AND	Type 5 & Zone:	P(D) Zoning A	Conditions: Special Zone or Reviews: Shoreland Shoreland	Date:	☐ Site Plan maj ☐minor ☐mm ☐		Historic Preservation MITH PROUPED Not in District or Landmark Does Not Require Review Requires Review Action:		e authority to enter all	
n 389 Congress Street, 04	Properties	Phone: BusinessName:	Phone: 892-3149	COST OF WORK:	FIRE DEPT. Approved IN		Signature: Signature: PEDESTRIAN ACTIVITIES DISTRICT	Action: Approved Approved Approved Denied	Signature:	02 July 1998		WITH REQ	ork is authorized by the owner of reconnform to all applicable laws of this jugathorized representative shall have the	e(s) applicable to such permit	
Building or Use Permit Application	Owner: Diversified P	Lessee/Buyer's Name:	Address: /	Proposed Use:	Si de	部等はる。		56		Date Applied For:	pplicant(s) from meeting applicable Stic or electrical work. within six (6) months of the date of issuall work		amed property, or that the proposed we his authorized agent and I agree to consued, I certify that the code official's a rooming of the code.	one of the state o	ADDRESS:
ity of Portland, Maine – Building	ocation of Construction:	Wner Address:	Custom Built Bonns of Maine	ast Use:	Vacant Land		roposed Project Description:	Construct Single Family Dwelling		ermit Taken By:	This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.		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) amplicable to such permit	T	IGNATURE OF APPLICANT

		THE REAL PROPERTY.
Inspection Record Type Foundation: Framing: Plumbing: Final: Other:		Composition of the william COMMENTS Street Foundation OK 10/28/48 TOO, OK 10/28/48 TOO, OK MANUAL TOO, OK TOO, OK MANUAL TOO, OK TOO, OK MANUAL TOO, OK MANUAL TOO, OK T



CITY OF PORT AND, MAINE Department of Buil ding Inspection

Certificate of

LOCATION

27 Buca Run (Lot #17)

336-E-067

Diversified Properties

Date of Issue

05 November 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. 980776 , 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

Limiting Conditions:

Future rear deck or stairs will require separate permits

This certificate supersedes certificate issued

Approved: 11/4

(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

BUILDING PERMIT REPORT

THE THE THE THE
DATE: 9 July 98 ADDRESS: 27 BUCA RUN 336- E-067
REASON FOR PERMIT: To Construct a Single Family dwelling
BUILDING OWNER: LIVEYSIFIED Properties
CONTRACTOR: CUSTOM BUILT HOMES OF MAINE.
PERMIT APPLICANT:
use group R-3 boca 1996 construction type 5B
CONDITION(S) OF APPROVAL
met. half for \$10 and 1 at 1 a

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

Approved with the following conditions: */ *2,*2,5 *6, *8 *9 *10 *1/*12 *16 *24 *25 *26 *27 *29 *30

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

A 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)

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.

Precaution must be taken to protect concrete from freezing.

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 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)

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).

- 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 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".

★ 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")

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.
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.
All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by
providing automatic extinguishment.
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) 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.
The Fire Alarm System shall be maintained to NFPA #72 Standard.
The Sprinkler System shall maintained to NFPA #13 Standard.
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)
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".
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.
Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics) All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
All requirements must be met before a final Certificate of Occupancy is issued.
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).
Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
Please read and implement the attached Land Use-Zoning report requirements. Cutling, Notching and boring Shall be done in accordance with Section
2305/1, 2305.31, 2305.4.4 and 2305.5.1.
Chass and Ghazing Shall be done in accordance with Chapter 24,
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CC: Lt. McDougall, PFD

Marge Schmuckal

PSH 6-28-98

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

19980076 I. D. Number

Custom Built Homes of Maine	ADDLIN	DOM		
			7/6/98	
Applicant enall mode source			Application Date	
27 Main St, Windham, ME 04062			Buca Run 27 (Lot 17)	
Applicant's Mailing Address			Project Name/Description	
		27 Buca Run	- I specificants Description	
Consultant/Agent	oriel to proupt a	Address of Proposed Site		
892-3149		336-E-067		
Applicant or Agent Daytime Telephone, Fax	D) E NEEDER	Assessor's Reference: Chart-	-Block-Lot	

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

- 1. The building window shown on the approved site plan shall not be enlarged from what was approved without written approvals from Planning.
- 2. The minimum Sill elevation shall be 75.7' and the lowest bldg. opening shall be 74.2'. Any change shall require written Planning approval.
- 3. Separate permits shall be required for future decks, sheds, pool, and/or garage.
- 4. Only a temp. set of steps are shown out of the rear sliding doors. If and when a deck is proposed, a separate permit is required and it must be within the

Fire Conditions of Approval

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

19980076

I. D. Number

Custom Built Homes of Maine		7/6/98		
Applicant		Application Date		
27 Main St, Windham, ME 04062		Buca Run 27 (Lot 17)		
Applicant's Mailing Address		Project Name/Description		
· max i	27 Buca Run			
Consultant/Agent	Address of Proposed Site			
892-3149	336-E-067			
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart	-Block-Lot and a second second and a maga		
DRC Conditions o	of Approval	RO		
Approved subject to Site Pllan Review (Addendum) Conditions of Approval	l:			
All damage to sidewalk, curb, street, or public utilities shall be repaired to				
issuance of a Certificate of Occupancy.				
Two (2) City of Portland approved species and size trees must be planted	ed on your street frontage prior to			
issuance of a Certificate of Occupancy.		4.5		
Your new street address is now 27 Buca Run	Jako dake to chamber of a			
, the number must be displayed on the street frontage of your house prior t	to issuance of a Certificate of Occupance	ey.		
The Development Review Coordinator (874-8300 ext.8722) must be not				
prior to date required for final site inspection. Please make allowances for				
determined to be incomplete or defective during the inspection. This is ess	sential as all site plan requirements mus	t		
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	s in mind.	THE STATE OF THE S		
Show all utility connections: water, sanitary, sewer, storm drain, electric		traffic becomes and no nweds ween w.g.		
A sewer permit is required for you project. Please contact Carol Merritt	at 874-8300, ext . 8828. The Wastewat	er i bala da ad asse sollo de asse		
and Drainage section of Public Works must be notified five (5) working da	ys prior to sewer connection to	single and to required for finds and to		
schedule an inspector for your site.	nuding doors. If and when a dack is pro	n. see of steps are shown out of the rear		
As-built record information for sewer and stormwater service connection	ns must be submitted to Public Works			
Engineering Section (55 Portland Street) and approved prior to issuance of	of a Certificate of Occupancy.			
The building contractor shall check the subdivision recording plat for pro-	e-determined first floor elevation	45.41		
and establish the first floor elevation (FFE) and sill elevation (SE) to be set	t 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, bulkh	nead and basement windows to be in			
conformance with the first floor elevation (FFE) and sill elevation (SE) set	by the building contractor to provide	3		
for positive drainage away from entire footprint of building.				
A drainage plan shall be submitted to and approved by Development Re				
elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading,				
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 addi	itional lot grading or other drainage			
improvements as necessary due to field conditions.				
Silt fence shall be placed down gradient of all disturbed areas to protect	ct the wetland buffer.			
Eroded soil shall be contained on site. A crushed stone construction entr	ance is required.			
The grade of the lawn at the right of way line shall be 1.0' above the ba	se pavement			
elevation.				

Planning Conditions of Approval

CITY OF PORTLAND, MAINE PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

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

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

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

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

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND Planning and Urban Development Department

MEMORANDUM

TO:

Joseph E. Gray, Jr., Director of Planning and Urban Development

Alexander Jaegerman, Chief Planner

FROM:

James Seymour, Acting Development Review Coordinator

DATE:

April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

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

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

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

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

1	99	B0076	
ī	D	Number	

Custom Built Homes of Maine			7/6/98		
Applicant		-	Application Date		
27 Main St, Windham, ME 04062		Buca Run 27 (Lot 17)			
Applicant's Mailing Address			Project Name/Description		
On a subtract to growth		27 Buca Run Address of Proposed Site			
Consultant/Agent 892-3149		336-E-067			
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart-Blo	ck-Lot		
	M N Building		se Residential		
Proposed Development (check all that apply): Office Retail Manufacturin		☐ Building Addition ☐ Change Of Us ribution ☐ Parking Lot ☐ Other	(specify) no garage		
1,408	12,98		R-2		
Proposed Building square Feet or # of Units		age of Site	Zoning		
Check Review Required:					
⊠ Site Plan	Subdivision	☐ PAD Review	☐ 14-403 Streets Review		
(major/minor)	# of lots				
☐ Flood Hazard ☐ :	Shoreland	☐ HistoricPreservation	☐ DEP Local Certification		
7 Zoning Conditional	Zoning Variance		Other		
Use (ZBA/PB)	Zoning variance				
			200 Date: 7/0/00		
Fees Paid: Site Plan \$200.00	Subdivision	Engineer Review \$100	0.00 Date: 7/6/98		
DRC Approval Status:		Reviewer Jim Wendel			
	Annual w/Conditions	☐ Denied			
	Approved w/Conditions see attached	Defiled			
			M		
Approval Date 7/15/98	Approval Expiration	7/15/99 Extension to	Additional Sheets Attached		
A A			Allached		
Condition Compliance Jim	Wendel	7/15/98			
	Wendel gnature	7/15/98 date			
sig					
Performance Guarantee	gnature Required*	date Not Required			
Performance Guarantee * No building permit may be issued until a perf	gnature Required*	date Not Required			
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CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM

1	998	30076	
I.	D.	Number	

Custom Built Homes of Maine Applicant 27 Main St, Windham, ME 04062 Applicant's Mailing Address			07 D D	Buca R	tion Date Run 27 (Lot 17) Name/Description
Consultant/Agent 892-3149 Applicant or Agent Daytime Telephor Proposed Development (check all that Office Retail Man 1,408 Proposed Building square Feet or # 6	at apply): New Buildi nufacturing Warehou		27 Buca Run Address of Proposed Site 336-E-067 Assessor's Reference: Chart-Eng Addition	_	Residential no garage R-2 Zoning
Check Review Required:					
Site Plan (major/minor)	Subdivision # of lots	_	PAD Review		14-403 Streets Review
Flood Hazard	Shoreland		HistoricPreservation		DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance				Other
Fees Paid: Site Plan	\$200.00 Subdivision		Engineer Review	\$100.00	Date: 7/6/98
Inspections Approval	Status: Approved w/Conducted	11	Marge Schmuckal Denied		
Approval Date 7/7/98	Approval Expiration	1	Extension to		Additional Sheets
Condition Compliance	signature	date			Attached
Performance Guarantee	Required*		☐ Not Required		
* No building permit may be issued to	until a performance guarante	e has been submitt	ted as indicated below		
Performance Guarantee Accepte	eddate)	amount		expiration date
☐ Inspection Fee Paid	date)	amount		
Building Permit Issued	date	•			
Performance Guarantee Reduc	eddate	•	remaining balance		signature
☐ Temporary Certificate of Occup	ancydate	9	Conditions (See Attached)	
Final Inspection	date	9	signature		
Certificate Of Occupancy	date	e			
Performance Guarantee Release	seddate	e	signature		
Defect Guarantee Submitted	submitte	d date	amount		expiration date
Defect Guarantee Released					

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

1998	30076		
D	Number		

Custom Built Homes of Maine Applicant 27 Main St, Windham, ME 04062 Applicant's Mailing Address		Bu	/98 plication Date ca Run 27 (Lot 317) pject Name/Description
Consultant/Agent 892-3149 Applicant or Agent Daytime Telephone, Fax Proposed Development (check all that apply): Office Retail Manufacturing		Address of Proposed Site 336-E-067 Assessor's Reference: Chart-Block-luilding Addition	Residential
1,408 Proposed Building square Feet or # of Units	12,980 Acreage of \$	Site	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	☐ PAD Review	14-403 Streets Review
☐ Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan \$200.00	Subdivision	Engineer Review \$100.0	00 Date: 7/6/98
Inspections Approval Statu	s:	Reviewer	
☐ Approved ☐	Approved w/Conditions see attached	☐ Denied	
Approval Date	Approval Expiration	Extension to	Additional Sheets Attached
Condition Compliance	anaturo	ate	Altavilou
5	gnature d	ato .	
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued until a per	formance guarantee has been suk	omitted as indicated below	
Performance Guarantee Accepted	date	amount	expiration date
Inspection Fee Paid	date	amount	_
Building Permit Issued			
Performance Guarantee Reduced	date		
Performance Sugrantee Resuded	date	remaining balance	signature
Temporary Certificate of Occupancy	date	Conditions (See Attached)	
Final Inspection	date	signature	_
Certificate Of Occupancy	date		
Performance Guarantee Released		signature	
Defect Guarantee Submitted	datesubmitted date	amount	expiration date
Defect Guarantee Released	data	signature	

	Applicant: TeD Custom built Womes Date: 7/7/98 Address: 27 BUCA RUN (6+#17) C-B-L: 336-E-067
	Applicant: Date: 1716
	Address: 21 BUCH LUN (6T 17) C-B-L: 356-E-067
	CHECK-LIST AGAINST ZONLNG ORDINANCE
	Date - New
	Zone Location - R-V
/	Interior or corner lot -
	Interior of corner lot - Proposed Use/Work - Consfect family - NogArASC NogArASC
	Lot Street Frontage - 50 veg - 95+ Shown
	Front Yard - 75' reg - 50' Show
	Rear Yard - 25' reg - 90' Show
	Side Yard - 14' reg - 28' & 20' + 8hr
	Projections - private drawings exsement 15'wide an This property blong left and rear of property -
	Willie of Lot - 00 129 - 85 + 5 Worn
	Height - 2 Story
	Lot Area - 10,000 12,9807
	Lot Coverage/Impervious Surface - 20 8
	Area per Family - 10,000 P
	Off-street Parking - 2 Spaces Veg - 28how
	Loading Bays - N
	Site Plan - mor must
	Flood Plains - PAnel - Cone C
3	Shoreland Zoning/Stream Protection - N/N Flood Plains - PAnel - Zone C Shows with in Any (Ag windows can Not be ellarged from what was Approved the eli-75.7' And lowest blag oping = 74,2'
5	Il Vel =75.7' And lowest blag oping = 14,2



MEMORANDUM

TO:

Kandi Talbot, Planner

Code Enforcement

FROM:

Jim Wendel, PE, Development Review Coordinator

DATE:

November 3, 1998

RE:

Certificate of Occupancy

27 Buca Run (lot 17)

A site visit on 10/29/98 was made to review the completion of the conditions of the site plan approval dated 7/15/98; my comments are:

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

1350.10/disk#8/27bucarn

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

Valua	tion: \$81,000						
Fee:	tion: #81 000 Plan Review # 740-	98					
Building Location: 27BUCA RUN (LOT*17) CBL: 336-E-667							
Buildin	ng Description: Single Family dwelling						
Reviewed by: S, Helpes							
Use or Occupancy: R-3 Type of Construction: 5B *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan							
	Correction List	r pian					
NO:	Description	Code Section					
	All Site Plan requirements MUST be Completed						
	before a certificate of occupancy can or will						
	be issued						
2,	Foundation drain	111,4					
3.		1813.5.2					
4.	WATER proofing & dam pproofing	1813.0					
1,	Chimneys & vents shall be installed in accord-						
	ance NFPA 211	NFPAZII					
5.	Guands & Handrails	1021.0					
6.	STAIRS						
7.	Sleeping rooms Baress	1014.6					
8.	Smoke detectors	1010,4					
9.	Fasten Schedule	920.32 TABLE					
10		2305.2					
11	Anchorage	2305.17					
12	Opening Size To Crawl space and attic	121012.1					
12	ATTIC access	1211,0					

	Correction List	Code
io:	Description	Section
12	O. T. A. T. L. a. a. d. banana	23051 1
13 _	Cutting, Notching and boring	2305.414
14		ed gaibl
	S. HAKEL	rd bowest
	paired VA: Not Applicable SR: See Fig. 1 M pair pt	: Not Re
	rai. Laoite et al.	
	Description	
	- The second sec	A
	Ove a regainements runt be well el	Hod .
	THE OF CENTRACTIE OF CICKEMIKY CAN BE WILL	Sal
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	112 8970 2	200
1,100.0	mass in the draws of the same	5 3-3
		. 1.974
, d.	PIN 9 YOOMS GERTESS	2322
12/2		125
	Karsalike .	3. 5-1.
FAL.	horaye.	Alle.
1/:20	1104 SIZE 10 Charl Source - Lamer	010

Foundations (Chapter 18)

Wood Foundation (1808)

Design Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum; but below frost line except for insulated footings. MA Insulated footing provided

2500 PS/Soil bearing value (table 1804.3)

× 16" Footing width

Concrete footing (1810.0) .3.1, 3.2

4" Concrete Stal _

Foundation Walls

_ Design (1812.1)

8" Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

ok Water proofing and damp proofing Section 1813

ok Sill plate (2305.17)

SR Anchorage bolting in concrete (2305.17)

Ok Columns (1912)

NA Crawl space (1210.2) Ventilation

Crawl opening size (1210.2.1)

SB. Opening Access TO ATTIC 1211.0

Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)

OK Joists - Sleeping area LL30PSF (Table - 1606)

Grade

Spacing

Span

OR Girder 4" bearing 2305

Floors (cor	ntd.) aabaaa3
OK Bearing (11/2" minimum on wood or steel 3	
Bridging (2305.16) SP Boring and notching (2305.5.1) Cutting and notching (2305.3)	AAA Design
Fastening table (2305.2) NA Floor trusses (AFPANDS Chapter 35) Or Draft stopping (721.7)	
Framing of openings (2305.11) (2305.12) Framing of openings (2305.11) (2305.12) Flooring - (2304.4) 1" solid - 1/2" particle to Concrete floors (1905) 3 1/2" 6 mil polyeth	ooard nylene vapor retarder
Wall Construction	(Chapter 2300)
Design (1609) wind loads Load requirements Grade SR Fastening schedule (Table 2305.2) 2x6-24 6 Wall framing (2305.4.1) OK Double top plate (2305.4.2) Bottom plates: (2305.4.3) SR Notching and boring: (2305.4.4) studs Non load bearing walls (2305.5) Notching and boring (2305.5.1) OK Wind bracing (2305.7) Wall bracing required (2305.8.1) 2x6 Stud walls (2305.8.3) 7/16 05 Sheathing installation (2305.8.4) 7/16 05 Sheathing installation (2305.8.4)	able 2305.13)
Metal construction Masonry construction (Chapter 21) Whyt. Exterior wall covering (Chapter 14)	
Performance requirements (1403) Viny(e Materials (1404)	
Veneers (1405) Mary P Interior finishes (Chapter 8)	

Roof-Ceiling Construction (Chapter 23)

Roof Coverings (Chapter 15)

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

Chimneys and Fireplaces BOCA Mechanical/1993 NFPA 211

Masonry (1206.0)

NA Factory - built (1205.0)

Masonry fireplaces (1404)

NA Factory - built fireplace (1403)

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code

Public Sewer	s alling Consequence (Chapter 1
1	
	Load Design Criteria
Floor live load sleeping Floor live load non sleeping Roof live load Roof snow load Seismic Zone Weathering area	30 PSF 40 PSF 42 PSF 46 PSF 2 S 4' MIN
Frost line depth	1 1 January Value and Control
	Glazing (Chapter 24)
Labeling (2402.1) Louvered window or jalo Human impact loads (240 Specific hazardous locati Sloped glazing and skylig	05.0) ons (2405.2)
	v · · · · · · · · · · · · · · · · · · ·
×	Private Garages (Chapter 4)
MA General (407) Beneath rooms (407.3) Attached to rooms (407 Door sills (407.5) Means of egress (407.8) Floor surface (407.9)	

Egress (Chapter 10)

One exit from dwelling unit (1010.2) Sleeping room window (1010.4)
EXIT DOOR (1017.3) 32" W 80" H
Landings (1014.3.2) stairway
Ramp slope (1016.0)
Stairways (1014.3) 36" W
5 Treads (1014.6) 10" min.
SA Riser (1014.6) 7 3/4" max.
OK Solid riser (1014.6.1)
<u>Na</u> Winders (1014.6.3)
Spiral and Circular (1014.6.4)
9A Handrails (1022.2.2.) Ht.
5A Handrail grip size (1022.2.4) 1 1/4" to 2"
Guards (1012.0) 36" min.

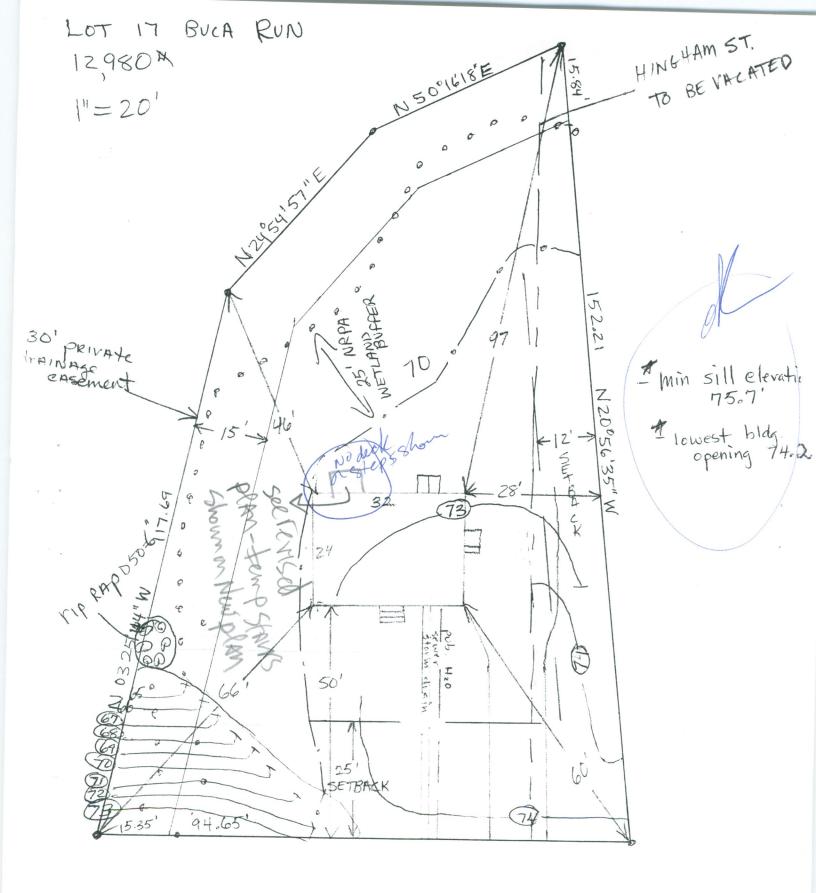
Smoke Detectors (920.3.2)

Location and interconnection

Nower source

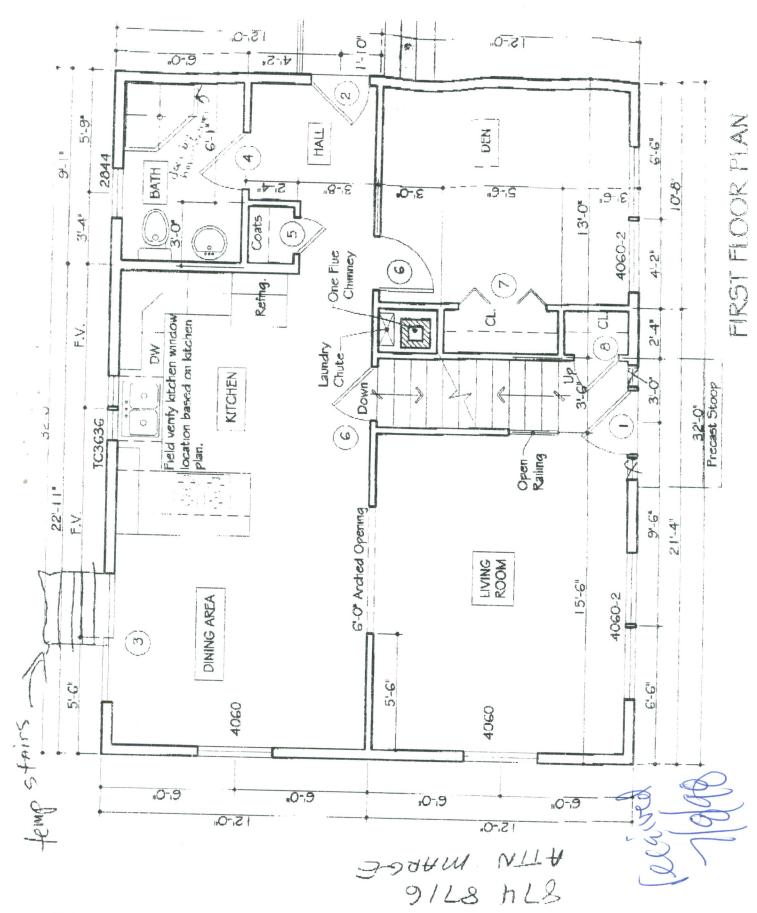
Dwelling Unit Separation
Table 602

N/A



BUCA RUN

SETBACKS - 25 +



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

Building or Use Permit Application Detached Single Family Dwelling

Lot 17

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: Buch RUN Total Square Footage of Proposed Structure 08 Square Footage of Lot 980 Tax Assessor's Chart, Block & Lot Number Telephone#: Block# Lot# Owner's Address Lessee/Buyer's Name (If Applicable) Cost Of Work: Proposed Project Description:(Please be as specific as possible) omo (Main 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-A •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. **DEPT. OF BUILDING INSPECTION** Scale and North arrow; Zoning District & Setbacks ITY OF PORTLAND, M 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 Location of areas on the site that will be used to dispose of surface water Existing and proposed grade contours 4) Building Plans (Sample 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: Date: 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.