

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

Location of Construction: 67 Buca Run (Lot #21) Owner Address: Owner: Diversified Properties Lessee/Buyer's Name: _____ Contractor Name: Custom Built Homes of Maine Past Use: Vacant Land	Owner: _____ Phone: 773-4988 Business Name: _____ Address: 27 Main St Windham, ME 04092 Phone: _____ Proposed Use: 1-fam	Permit No: 9 80775 <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 20 1998 </div> CITY OF PORTLAND Zone: CBL: 336-E-071 Zoning Approval: _____ Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm
Proposed Project Description: Construct Single Family Dwelling	COST OF WORK: \$ 80,000.00 PERMIT FEE: \$ 420.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: _____ Type: _____ Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: SP Date Applied For: 02 July 1998	<div style="border: 1px solid black; padding: 10px; color: red; font-weight: bold;"> PERMIT ISSUED WITH REQUIREMENTS </div>	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit		
SIGNATURE OF APPLICANT _____ RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____	ADDRESS: _____ PHONE: _____ DATE: 06 July 1998	PHONE: _____ PHONE: _____ CEO DISTRICT 7

CERTIFICATION

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

7/27/98 Called Glen Steves - he will call. [Signature]

9/18/98 Foundation OK

10/7/98 Framing OK. P6. OK. DC/AC

10/19/98 Final No of Ready

11/2/98 Final OK (DC)

Lined area for handwritten notes and entries.

Inspection Record

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



Certificate of Occupancy

LOCATION 67 Buca Run (Lot #21) 336-E-071
Date of Issue August 9, 1999

Issued to Diversified Properties

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. 980775, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R-3
Construction Type 5-B

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

9/9/99 *[Signature]*
Inspector

[Signature]
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.

~~9/9/99~~ 9/15/99



Certificate of Occupancy

LOCATION 67 Buca Run (Lot 21) 336-E-071

Issued to **Diversified Properties**

Date of Issue 11-12-98

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. **980775**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R-3
Construction Type 5-B

Limiting Conditions:

Temporary until May 30, 1999 as per Development Review Coordinator.
Monies in escrow for finish landscaping as per HUD Settlement Statement.

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.

BUILDING PERMIT REPORT

DATE: 8 July 98 ADDRESS: 67 Buca Run (Lot # 21) 336-E-071
REASON FOR PERMIT: To Construct Single Family dwelling
BUILDING OWNER: Diversified Properties
CONTRACTOR: Custom Built Homes of Maine
PERMIT APPLICANT: _____
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, *2.5, *6, *8, *9, *10, *11, *12, *16, *24, *25, *26, *29, *30, *31

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 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.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 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.
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".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
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. (crawl spaces & attics)

*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.

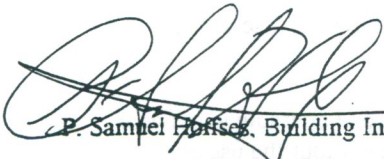
*29. Crawl OR ATTIC space opening shall be in accordance with Section 1210.24

*30. Cutting, Notching and boring shall be done in accordance with Sections, 2305.5.1, 2305.3, 2305.5 and 2305.44 of the Bldg. Code.

*31. Chimney as per NFPA 211.

*32. Glass and glazing shall be done in accordance with Chapter 24.

* Your plans general notes STATES plans designed to comply with The 1991 BOCA - The City of PORTLAND has adopted The 1996 BOCA NATIONAL Building Code/1996



P. Samuel Hoffice, Building Inspector

cc: Lt. McDougall, PFD

* Marge Schmuckal

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

19980075

I. D. Number

Custom Built Homes of Maine

Applicant

27 main St, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

7/6/98

Application Date

Buca Run 67 (Lot #21)

Project Name/Description

67 Buca Run

Address of Proposed Site

336-E-071

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool, and/or garage.
2. The minimum sill elevation shall be 75.9' and the lowest building opening shall be 74.4'. Any change in these requirements shall result in a written approval.

Fire Conditions of Approval

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

19980075
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Applicant
27 main St, Windham, ME 04062
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Application Date
Buca Run 67 (Lot #21)
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Consultant/Agent
892-3149
Applicant or Agent Daytime Telephone, Fax

67 Buca Run
Address of Proposed Site
336-E-071
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 67 Buca Run, 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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 culvert crossing the drive near the house is required. This culvert is intended to allow drainage to get to the drainage course behind lot 20. The applicant shall coordinate the installation of the culvert and associated grading on lot 20, and 21 with the DRC. No certificate of occupancy will be granted on lot 21 or lot 20 without the required coordination.

Planning Conditions of Approval

Inspections Conditions of Approval

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

19980075
I. D. Number

Custom Built Homes of Maine

Applicant
27 main St, Windham, ME 04062
Applicant's Mailing Address

7/6/98
Application Date
Buca Run 67 (Lot #21)
Project Name/Description

Consultant/Agent
892-3149
Applicant or Agent Daytime Telephone, Fax

67 Buca Run
Address of Proposed Site
336-E-071
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) **no garage**
 24' x 36'
 Proposed Building square Feet or # of Units 20,687 Acreage of Site _____ Zoning R-2

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 \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 7/6/98

DRC Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer Jim Wendel
 Approval Date 7/15/98 Approval Expiration 7/15/99 Extension to _____
 Condition Compliance Jim Wendel 7/15/98 Additional Sheets Attached
 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	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	submitted date	amount	expiration date
	date	signature	

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

19980075

I. D. Number

Custom Built Homes of Maine

Applicant _____

27 main St, Windham, ME 04062

Applicant's Mailing Address _____

Consultant/Agent _____

892-3149

Applicant or Agent Daytime Telephone, Fax _____

7/6/98

Application Date

Buca Run 67 (Lot #21)

Project Name/Description

67 Buca Run

Address of Proposed Site

336-E-071

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) no garage

24' x 36'

20,687
Acreage of Site

R-2
Zoning

Proposed Building square Feet or # of Units

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 \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 7/6/98

Inspections Approval Status:

- Approved **Approved w/Conditions** see attached Denied
 Reviewer Marge Schmuckal
 Approval Date 7/7/98 Approval Expiration _____ Extension to _____
 Condition Compliance _____ signature _____ date _____ Additional Sheets Attached

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 | signature | |
| <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 | _____ | _____ | |
| | submitted date | amount | expiration date |

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 guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Eric Barnes, DeLuca-Hoffman Associates, Inc.
Jim Wendel, PE, Development Review Coordinator

DATE: June 23, 1999

RE: Certificate of Occupancy
67 Buca Run

On June 22, 1999 the site was reviewed for compliance with the conditions of approval dated July 15, 1998. This was a follow up to a November 3, 1998 site visit. My comment is:

1. No Comment. The work outlined in the previous memo from the DRC has been completed.

It is my opinion that a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.

A. U.S. Department of Housing and Urban Development		B. Type of Loan		
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA	3. <input checked="" type="checkbox"/> Conv. Other
Settlement Statement		4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	
		6. File Number 98-1186	7. Loan Number 1775615	
		8. Mortgage Ins. Case No.		
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing. They are shown here for information purposes and are not included in the totals.				
D. Name of Borrower: Janet L. Tocci, 83 Tamarlane, Portland, ME 04103				
E. Name of Seller: Custom Built Homes of Maine, Inc. 27 Main Street, Windham, ME 04062 TIN:				
F. Name of Lender: Schaefer Mortgage Corporation, 5 Buttrick Road, Londonderry, NH 03053				
G. Property Location: 21 Buca Run Portland, ME 04103 TIN: 01-0500775				
H. Settlement Agent: Guaranty Title Corp. One Dana Street, Portland, ME 04101				
I. Settlement Date: 11/12/98 Proration Date: 11/12/98				

Borrower's Transaction				Summary of Seller's Transaction			
100. Gross amount due from borrower:				400. Gross amount due to seller:			
101. Contract sales price		99,513.00		401. Contract sales price			99,513.00
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		4,928.37		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance:				Adjustments for items paid for seller in advance:			
106. City/town taxes	11/12/98 to 12/31/98	22.00		406. City/town taxes	11/12/98 to 12/31/98	22.00	
107. County taxes				407. County taxes			
108. Assessments				408. Assessments			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. Gross amount due from borrower:		104,463.37		420. Gross amount due to seller:			99,535.00
200. Amount paid on behalf of the borrower:				500. Reduction in amount due to seller:			
201. Deposit or earnest money		9,500.00		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)		84,650.00		502. Settlement charges to seller (line 1400)			2,239.39
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of first mortgage loan			
205. Application fee		350.00		505. Payoff of second mortgage loan			
206.				506. Deposit or earnest money			9,500.00
207. Lender closing costs credit		1,600.00		507.			
208.				508. Escrow Holdback Loan & Seed			2,250.00
209.				509.			
Adjustments for items unpaid by seller:				Adjustments for items unpaid by seller:			
210. City/town taxes				510. City/town taxes			
211. County taxes				511. County taxes			
212. Assessments				512. Assessments			
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total paid by for borrower:		95,900.00		520. Total reduction in amount due seller:			13,980.39
300.							
301. Gross amount due from borrower (line 120)		104,463.37		601. Gross amount due to seller (line 420)			99,535.00
302. Less amount paid by for borrower (line 220)		95,900.00		602. Less total reduction in amount due seller (line 520)			13,980.39
303. CASH (X) FROM (I) TO BORROWER		8,563.37		603. CASH (I) FROM (X) TO SELLER			85,554.61

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 400 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this information is not reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain with your income tax return, for all other transactions, complete the applicable parts of Form 4797, Form 8552 and/or Schedule D (Form 1040).

You are required by law to provide Guaranty Title Corp. with your correct taxpayer identification number.

If you do not provide Guaranty Title Corp. with your correct taxpayer identification number, you may be subject to civil or criminal penalties. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Custom Built Homes of Maine, Inc.

JLT

ATTN: DAVE
874 8716

			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total sales/broker commission	based on : \$99,513.00 = \$1,935.39		
Division of commission (line 700) as follows:				
701.	\$1,935.39	Realty Executive		
702.				
703.	Commission paid at settlement			1,935.39
704.				
800. Items payable in connection with loan:				
801.	Loan origination fee	to Schaefer Mortgage Corpora (1%)	845.50	
802.	Loan discount			
803.	Appraisal fee	to First American Appr	175.00	
804.	Credit report	to Birchwood Credit	100.00	
805.	Lender's inspection fee	to Schaefer Mortgage Corporation	150.00	75.00
806.	Mortgage insurance application fee			
807.	Assumption fee			
808.	Appraisal fee	to Beacon Appraisal	300.00	
809.	Flood Cert fee	to First American	22.00	
810.	Underwriting fee	to Schaefer Mortgage Corporation	300.00	
811.	BCCP Fee	to Schaefer Mortgage Corporation	16.91	
812.				
813.				
900. Items required by lender to be paid in advance:				
901.	Interest from	11/12/98 to 12/1/98 at \$23.1500/day for 19 days.	440.12	
902.	Mortgage insurance premium for			
903.	Hazard insurance premium for	1 yrs. to State Farm POC 267.00		
904.				
905.				
1000. Reserves deposited with lender:				
1001.	Hazard insurance	4 mo @ \$22.2500 per mo.		89.00
1002.	Mortgage insurance			
1003.	City property taxes	6 mo @ \$208.6400 per mo.	1,251.84	
1004.	County property taxes			
1005.	Annual assessments (maint.)			
1006.				
1007.				
1008.	Aggregate Adjustment	to Schaefer Mortgage Corporation		(89.00)
1009.				
1100. Title:				
1101.	Settlement or closing fee			
1102.	Abstract or title search			
1103.	Title examination	to Guaranty Title Corp.	550.00	
1104.	Title insurance binder			
1105.	Document preparation			
1106.	Notary fees			
1107.	Attorney's fees to			
includes above items no:				
1108.	Title insurance	to Commonwealth Land		375.00
includes above items no:				
1109.	Lender's coverage	\$84,550.00 \$202.50		
1110.	Owner's coverage	\$99,513.00 \$172.50		
1111.				
1112.				
1113.				
1200. Recording fees:				
1201.	Recording fees:	Deed \$17 Mortgage \$40		57.00
1202.	City/county tax/stamps:			
1203.	State tax/stamps:	Deed \$440	220.00	220.00
1204.				
1205.				
1206.				
1300. Other:				
1301.	Survey	to Livingston - Hughes		125.00
1302.	Pest inspection			
1303.	Overnight Mail			
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)		4,026.37	2,210.39

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Janet L. Tocci
 Janet L. Tocci

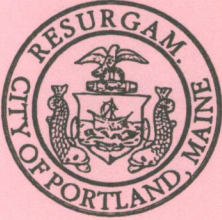
John W. ...
 Custom Built Homes of Maine, Inc

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Kathleen ...
 Guaranty Title Corp.

Date 11/12/98

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18, U.S. Code Section 1001 and Section 1010.



Arthur

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

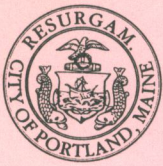
DATE: November 4, 1998

RE: Request for Certificate of Occupancy
67 Buca Run (Lot #21)

On November 3, 1998, a site visit was made to review the completion of the requirements of the site plan approval dated July 15, 1998. My comments are:

1. Final grading and landscaping has not been completed. This must be completed by May 30, 1999. The contractor must contact the DRC in advance of the work to allow an evaluation of the winter and spring performance of the current site grading with an expectation to revise and fine-tune the site grading; i.e., possible lowering of the drive culvert and extended ditch work.
2. The contractor must place three crushed stone check dams in the southerly ditch line downgradient of the drive culvert.
3. The street number must be placed on the house.

It is my opinion that **when items 2 and 3 above have been completed, then a temporary Certificate of Occupancy could be issued**, assuming Code Enforcement has no outstanding issues.



FILL IN AND SIGN WITH INK

981110

PERMIT ISSUED
SEP 29 1998
CITY OF PORTLAND

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

336-E-071

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 67 Buca Run #21 Use of Building 1-Fam Date 9-24-98
Name and address of owner of appliance Custom Built Homes of Maine

Installer's name and address Thomas Strumph 191A Buca Ct
Bornham, ME 04038 Telephone _____

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name:

Burnham

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 # M510008348
- 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 gal.

Number of Tanks 1

Distance from Tank to Center of Flame 10' feet.

COST OF WORK - 4,000
Permit 40.00

Approved

Approved with Conditions

Fire: [Signature]
Ele.: _____
Bldg.: _____

See attached letter or requirement

Signature of Installer [Signature]

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

①
AR/DC

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.

NOTEIf 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: 67 Buca Rvn		
Total Square Footage of Proposed Structure	Square Footage of Lot 20687	
Tax Assessor's Chart, Block & Lot Number Chart# 336 Block# E Lot# 71	Owner: Diversified Properties	Telephone#: 773 4988
Owner's Address: Forest Ave, Portland	Lessee/Buyer's Name (If Applicable) Custom Built Homes of ME	Cost Of Work: \$ 80000
Proposed Project Description:(Please be as specific as possible) Construct a single family dwelling		
Contractor's Name, Address & Telephone Custom Bilt. Homes of ME, Inc 27 Main St. Windham 05086		

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

4) Building Plans (Sample Attached)

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

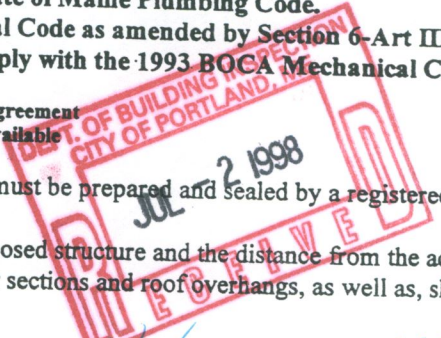
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <i>[Signature]</i>	Date: 7/2/98
--	---------------------

*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.



Handwritten notes:
 Bldg fee: 420
 Site Plan: 200
 eng fee: 700
 Total: 720

Applicant: Ted - Custom Built Homes

Date: 7/7/98

Address: 67 Buca Run (lot #21)

C-B-L: 336-E-71

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construct 1 Fam. Dwelling - No garage - NO REAR DECKS

Sewage Disposal - City Sewer

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' req - 37' shown

Rear Yard - 25' req - 90'+ shown

Side Yard - 14' - 16' req. 40' shown

Projections - front faces toward drive as it comes in - side deck entrance front entry - rear bulkhead

Width of Lot - 80' req - ~~80~~ 90' shown

Height - 2 story

Lot Area - 13,000[#] req - 20,682[#]

Lot Coverage/ Impervious Surface - 20% of 4,137.4[#] max

Area per Family - 10,000[#]

Off-street Parking - 2 spcs req. - 2 shown

Loading Bays - N/A

24 x 36 = 864[#]

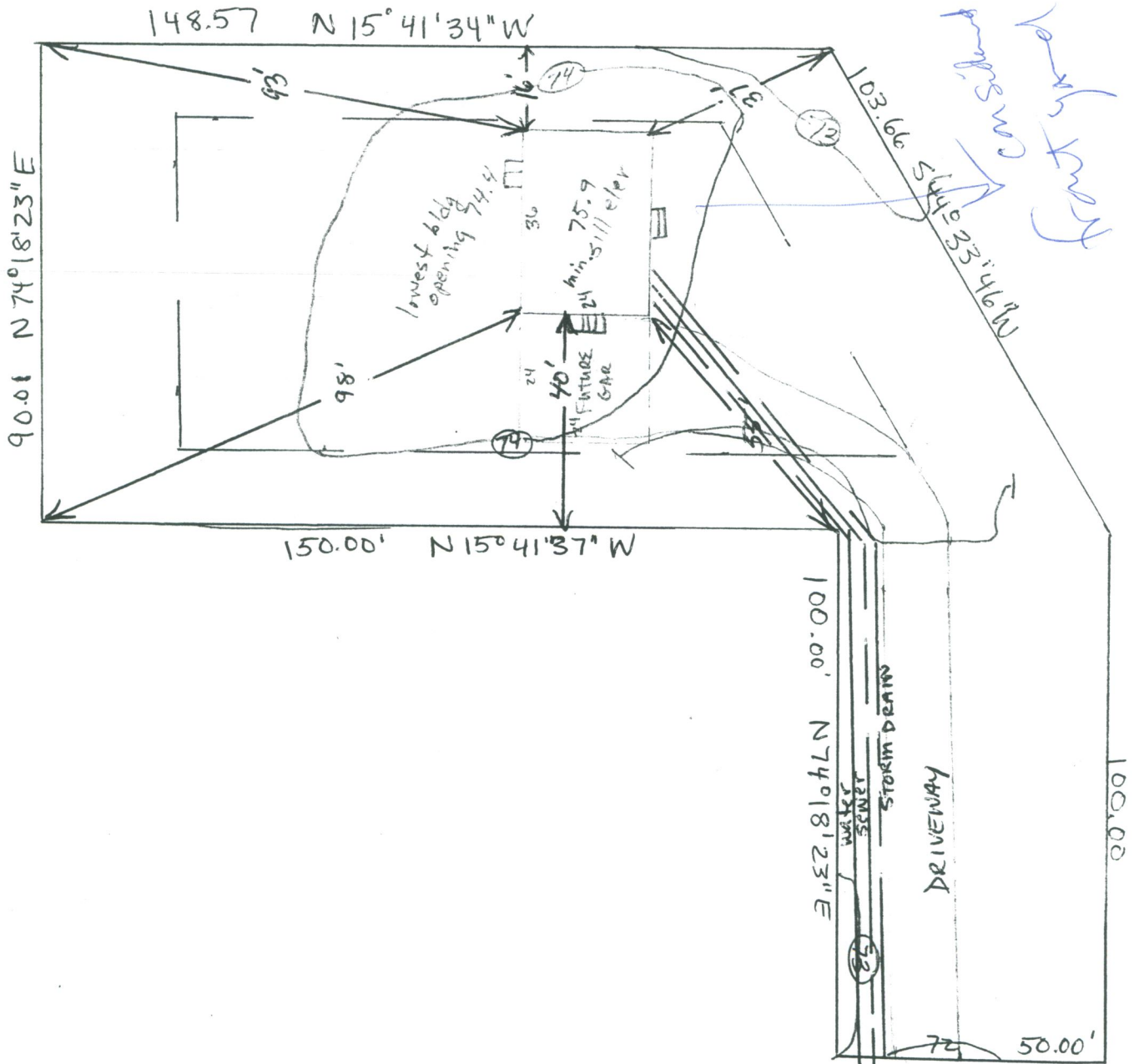
Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 - Zone C

sill el = 75.9' / lowest Bldg opening 74.4
(75.9')

LOT 21 BUCA RUN



Setbacks - 25' front + rear
14 sides

1" = 30'
R-3 zone

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

Valuation: 80,000.00 Plan Review # 732-98
 Fee: 420.00 Date: 8 July 98

Building Location: G7 Buca Run (lot #21) CBL: 336-E-071

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 requirements must be completed before a Certificate of Occupancy can or will be issued.	111.4
2.	Foundation drain (SR:)	1813.5.2
3.	Guards & Handrails (SR:)	1021 1022
4.	STAIRS (SR:)	1014.6
5.	Means of egress or rescue (SR:)	1010.4
6.	Smoke detectors (SR:)	920.3.2
7.	Ele- PLBG STATE rules (SR:)	
8.	Fastering (SR:)	2305.3

Foundations (Chapter 18)

Wood Foundation (1808)

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

Footings (1807.0)

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

OK Insulated footing provided *see plan*.

2500 Soil bearing value (table 1804.3)

16" Footing width

OK Concrete footing (1810.0) .3.1, 3.2

Design

Bruce W. Macleod

5422

P.E.

Foundation Walls

OK Design (1812.1)

* Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)

SR Water proofing and damp proofing Section 1813

OK Sill plate (2305.17)

OK Anchorage bolting in concrete (2305.17)

OK Columns (1912)

NA Crawl space (1210.2) Ventilation

SR Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

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

OK Joists - Sleeping area LL30PSF (Table - 1606)

Grade

16 Spacing

12 Span

OK Girder 4" bearing 2305

Floors (contd.)

- OK Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- OK Bridging (2305.16)
- SR. Boring and notching (2305.5.1)
- SR. Cutting and notching (2305.3)
- SR. Fastening table (2305.2)
- NA Floor trusses (AFPANDS Chapter 35)
- OK Draft stopping (721.7)
- OK Framing of openings (2305.11) (2305.12)
- OK Flooring - (2304.4) 1" solid - 1/2" particle board
- OK Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- See Plans OK
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- OK Design (1609) wind loads
- OK Load requirements
- . Grade
- SR. Fastening schedule (Table 2305.2)
- 2x6 Wall framing (2305.4.1)
- OK Double top plate (2305.4.2)
- OK Bottom plates: (2305.4.3)
- SR Notching and boring: (2305.4.4) studs
- SR Non load bearing walls (2305.5)
- SR Notching and boring (2305.5.1)
- OK Wind bracing (2305.7)
- OK Wall bracing required (2305.8.1)
- 2x6 Stud walls (2305.8.3)
- . Sheathing installation (2305.8.4)
- See Pl. Minimum thickness of wall sheathing (Table 2305.13)
- NA Metal construction
- NA Masonry construction (Chapter 21)
- Vinyl Exterior wall covering (Chapter 14)
- OK Performance requirements (1403)
- Vinyl Materials (1404)
- NA Veneers (1405)
- gyp. Interior finishes (Chapter 8)
- _____
- _____

Roof-Ceiling Construction (Chapter 23)

- N/A Roof rafters - Design (2305.15) spans
- B/B Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- See Plans Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- Shingles Approved materials (1404.1)
- OK Performance requirement (1505)
- _____ Fire classification (1506)
- _____ Material and installation requirements (1507)
- N/A Roof structures (1510.0)
- Asphalt Type of covering (1507)

Chimneys and Fireplaces BOCA Mechanical/1993

- ✓ Masonry (1206.0) *AS PER NFPA #211*
- N/A Factory - built (1205.0)
- N/A Masonry fireplaces (1404)
- N/A Factory - built fireplace (1403)

Mechanical 1993 BOCA Mechanical Code

State Plumbing Code

Chapter 13 can be used.

Load Design Criteria

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

OK
|
|
|
|
|
|
|
|

Glazing (Chapter 24)

- SR 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)

- N/A 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)

- OK One exit from dwelling unit (1010.2)
- S.R. Sleeping room window (1010.4)
- OK EXIT DOOR (1017.3) 32" W 80" H
- NA Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- OK Stairways (1014.3) 36" W
- SR Treads (1014.6) 10" min.
- SR Riser (1014.6) 7 3/4" max.
- _____ 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)

- SR Location and interconnection
- SA Power source

Dwelling Unit Separation

Table 602

N/A



9/July/98