

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

Location of Construction: 8 Buca Run (Lot #12)		Owner: Custom Built		Phone:	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: Custom Built Homes of Maine		Address: 27 Main St Windham, ME 04062		Phone: 892-3149	
Past Use:  Vacant land		Proposed Use:  1-fam		<b>COST OF WORK:</b> \$ 78,000.00 <b>PERMIT FEE:</b> \$ 410.00 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: Signature:	
Proposed Project Description:  Construct Single Family Dwelling		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By:  SP		Date Applied For:  26 August 1998			

Permit No: **981073**

**PERMIT ISSUED**

Permit Issued:  
**SEP 24 1998**

**CITY OF PORTLAND**

Zone:  CBL: 336-H-062

Zoning Approval: *OK with conditions*

**Special Zone or Reviews:**

Shoreland *NTA 9/3/98*

Wetland

Flood Zone *zone C panel 1*

Subdivision

Site Plan maj  minor  mm

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.

2. Building permits do not include plumbing, septic or electrical work.

3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

27 August 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	

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

**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: *[Signature]*

CEO DISTRICT /

*AR/NC*

COMMENTS

9/29 Review general conditions with Glen by phone (DC)

12/14/98 Framing Insp - Discussed Inadequate Headroom both stairways, Require Post Support For Notched Joist base at 1st-2nd floor stairway (DC)

1/29/98 Conf with Mike Broad request Joist Hanger around chimney, Pro Vent at Washer Hook up.

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: OK DC

Other: \_\_\_\_\_

1/29/98

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

Valuation: \$78,000.00 Plan Review # \_\_\_\_\_  
 Fee: 410.00 Date: 1 Sept, 98

Building Location: 8 BUCA Run (Lot #12) CBL: 336-H-062

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements must be completed before a certificate of occupancy can or will be issued.	111.0
2.	Bridging	2305.16
3.	Boring, cutting & notching	Sections 2305.5.1, 2305.3 : 2305.4.4
4.	Fastening Table	2305.2
5.	Foundation drain	1813.5.2
6.	Chimneys & Vent NFPA 211/1996 BOCA Mech. 193	1021.
7.	Guardrails & handrails	1022.
8.	STAIR CONST.	1014.0
9.	Sleeping room egress	1018.6
10.	Smoke detectors	920.3.2
11.	Fastening schedule	Table 2305.2
12.		



**Foundations (Chapter 18)**

**Wood Foundation (1808)**

N.A. Design  
N.A. Installation

**Footings (1807.0)**

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

N.A. Insulated footing provided

Field Inspector Soil bearing value (table 1804.3) *To verify soil condition.*

OK Footing width

OK Concrete footing (1810.0) .3.1, 3.2

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

**Foundation Walls**

OK Design (1812.1)

OK Minimum thickness Tables 1812.3.2 (1) & 1812.3.2 (2)

OK 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

NA 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)

OK Grade

OK Spacing

OK Span

OK Girder 4" bearing 2305

### Floors (contd.)

- ~~OK~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
  - ~~SA~~ Bridging (2305.16)
  - ~~SA~~ Boring and notching (2305.5.1)
  - ~~SA~~ Cutting and notching (2305.3)
  - ~~SA~~ 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
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### Wall Construction (Chapter 2300)

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

**Roof-Ceiling Construction (Chapter 23)**

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

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**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- SR Masonry (1206.0)
- MR Factory - built (1205.0)
- MR Masonry fireplaces (1404)
- MR Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

OR  
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**State Plumbing Code**

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**Load Design Criteria**

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

**Glazing (Chapter 24)**

- SA Labeling (2402.1)
  - SA Louvered window or jalousies (2402.5)
  - SA Human impact loads (2405.0)
  - SA Specific hazardous locations (2405.2)
  - SA Sloped glazing and skylights (2404)
- \_\_\_\_\_  
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**Private Garages (Chapter 4)**

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



**Egress (Chapter 10)**

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

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

**Smoke Detectors (920.3.2)**

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

**Dwelling Unit Separation  
Table 602**

*N/A*

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

19980114

I. D. Number

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Dan McCarthy

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

8/26/98

Application Date

Buca Run 8 (Lot #12)

Project Name/Description

8 Buca Run

Address of Proposed Site

336-H-062

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) no garage

1408

10000

R-2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$200.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 8/26/98

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions see attached  Denied  
 Approval Date 8/31/98 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

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



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

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

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

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

Location/Address of Construction: Lot # 12 Boca Run Bldg # 8			
Total Square Footage of Proposed Structure 1,408		Square Footage of Lot 10,000	
Tax Assessor's Chart, Block & Lot Number Chart# 336 Block# H Lot# 62		Owner: Custom Built Homes of ME	Telephone#: 207-892-3149
Lessee/Buyer's Name (If Applicable) Same		Owner's/Purchaser/Lessee Address: Same	Cost Of Work: \$78,000 Fee: \$410.00
Proposed Project Description: (Please be as specific as possible) Single Family House 3 Bdr 2 Bath			
Contractor's Name, Address & Telephone Custom Built Homes of ME 27 Main St Windham, ME 207-892-3149			Rec'd By:

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:

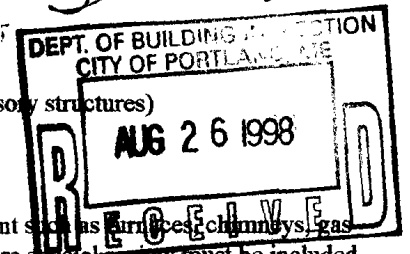
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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>Samuel J. McClaugh</i>	Date: 8/26/98
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Applicant: Custom Built Homes of NC

Date: 8/31/98

Address: 8 Buca Run (lot #12)

C-B-L: 336-A-62

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - Dedham St 32 x 24

Proposed Use/Work - Can construct 1 family dwelling with dormer - NO GARAGE  
Small rear deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' on common side yard shows 21' on revised plan  
20' req on side str side yard 14' shown

Projections - rear deck - rear bulkhead - side steps - front steps

Width of Lot - 80' req - 80' shown

Height - 2 story Cape

Lot Area - 10,000<sup>#</sup> req - 10,000<sup>#</sup> shown

Lot Coverage/ Impervious Surface - 25%

Area per Family - 10,000<sup>#</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 Zone C

✓ el 79.9 / lowest Bldg opening 78.3' - ok was revised

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

**19980114**  
I. D. Number

**Custom Built Homes of Maine**

**8/26/98**

Applicant

Application Date

**27 Main St, Windham, ME 04062**

**Buca Run 8 (Lot #12)**

Applicant's Mailing Address

Project Name/Description

**Dan McCarthy**

**8 Buca Run**

Consultant/Agent

Address of Proposed Site

**892-3149**

**336-H-062**

Applicant or Agent Daytime Telephone, Fax

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 8 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 your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

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

Please note that the lowest building opening elevation is 78.3 not 78.2.

The finished grade at the right of way line shall be a minimum 9" above the road centerline grade.

A catchbasin with a culvert inlet shall be installed in Dedham Street at the end of the 20' radius curb. The installation requires the extension of the storm drain system from DMH-1A. The leader pipe from the 12" storm drain to the catch basin shall be 10". The culvert inlet from the catch basin shall be 10" pipe and 10' long. The culvert inlet will be 2" below the ditch invert and aligned with the ditch. The catch basin shall have a casco trap.

[All work shall conform to City standards.]

Installation shall be coordinated with Public Works. The contractor shall be a City licensed contractor. Recommend the subdivision contractor perform the work.

**Planning Conditions of Approval**

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

**19980114**  
I. D. Number

**Custom Built Homes of Maine**

Applicant

**27 Main St, Windham, ME 04062**

Applicant's Mailing Address

**Dan McCarthy**

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**892-3149**

Applicant or Agent Daytime Telephone, Fax

**8/26/98**

Application Date

**Buca Run 8 (Lot #12)**

Project Name/Description

**8 Buca Run**

Address of Proposed Site

**336-H-062**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, additions, pool and/or garage.
2. The required sill elevation is 79.8 feet. The lowest building opening is 78.3 feet. Any change in these figures shall require a writted approval from Plann

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**Fire 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.**

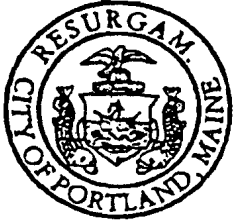
**All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, 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 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."

BUILDING PERMIT REPORT

LOT # 12

DATE: 1 Sept 98 ADDRESS: 8 Buca Run ; 336H-462  
 REASON FOR PERMIT: To Construct single family dwelling.  
 BUILDING OWNER: Custom Built  
 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, \*2.6, \*6, \*8, \*9, \*10, \*11, \*12, \*16, \*23, \*24, \*25, \*26, \*29.

- \*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. Section 1813.5.2
- {2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6'o.c. between bolts. ( Section 2305.17 )
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 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). Chapter 12 & NFPA 211
- 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". (Sections 1021 & 1022.0)
- 9. Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
- {0. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- {1. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
- {2. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

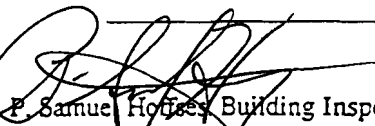
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed 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.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- X16. 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

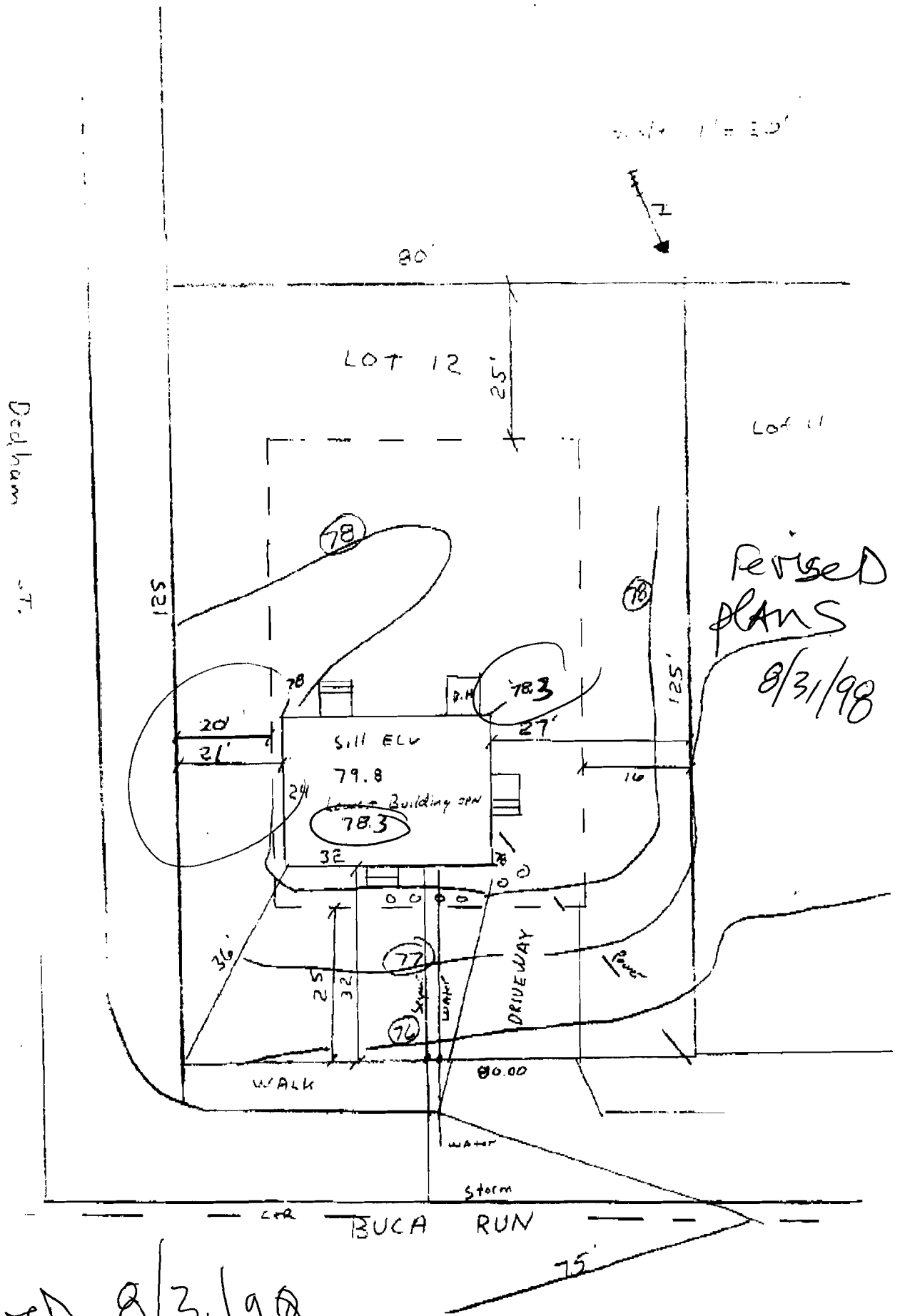
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

- 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. Section 921.0
- 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.
- X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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). ( Chapter M-16 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.

X29. General NOTES on your plan STATES designed to comply with B.O.C.B., 1987 Code, The City of Portland has adopted the 1996 B.O.C.B. Code.

  
P. Samuel Hottel, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator



received 8/31/98