

COMMENTS

1/29/98 with Mike Pincal request Joist Hangers around chimney
Pro Vent at washer hookup. (DC)

Inspection Record

Type

10/98 DC

Foundation:

OH (DC) 12/14

Framing:

" "

Plumbing:

OH (DC)

Final:

OH (DC)

Other:

Date

12/14

" "

1/29

Amend Permit # 981073

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.

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: 1512 Buca Run Portland			
Total Square Footage of Proposed Structure: 1527 1536		Square Footage of Lot: 10,000	
Tax Assessor's Chart, Block & Lot Number Chart# 336 Block# H Lot# 062		Owner: Custom Built Homes	Telephone#: 892.3149
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: Same	Cost Of Work: \$ Fee: \$25
Proposed Project Description:(Please be as specific as possible) Single family (Change of House style)			
Contractor's Name, Address & Telephone: Custom Built Homes 27 Main St Windham 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 property;
- 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>David T. McLean</i>	Date: 10/14/98
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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.



BUILDING PERMIT REPORT

DATE: 17 OCT. 98

ADDRESS: ^BBUCA Run (lot 12) CBL 336-H-962

REASON FOR PERMIT: To Construct a single family dwelling (Amend original plans)

BUILDING OWNER: Custom Built Home

CONTRACTOR:

PERMIT APPLICANT:

USE GROUP R-3

BOCA 1996 CONSTRUCTION TYPE 5 B


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, *12a, *24, *25, *26, *27, *29, *30, *31

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- ✓ 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
- X 2.6 Foundations anchors shall be a minimum of 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- ✓ 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. (Section 1014.0)
- ✓ 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- X12. 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 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.
- 23. 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).
- X27. 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. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. All site plan requirements must be completed before a CO can be issued -
- 32. _____
- 33. _____

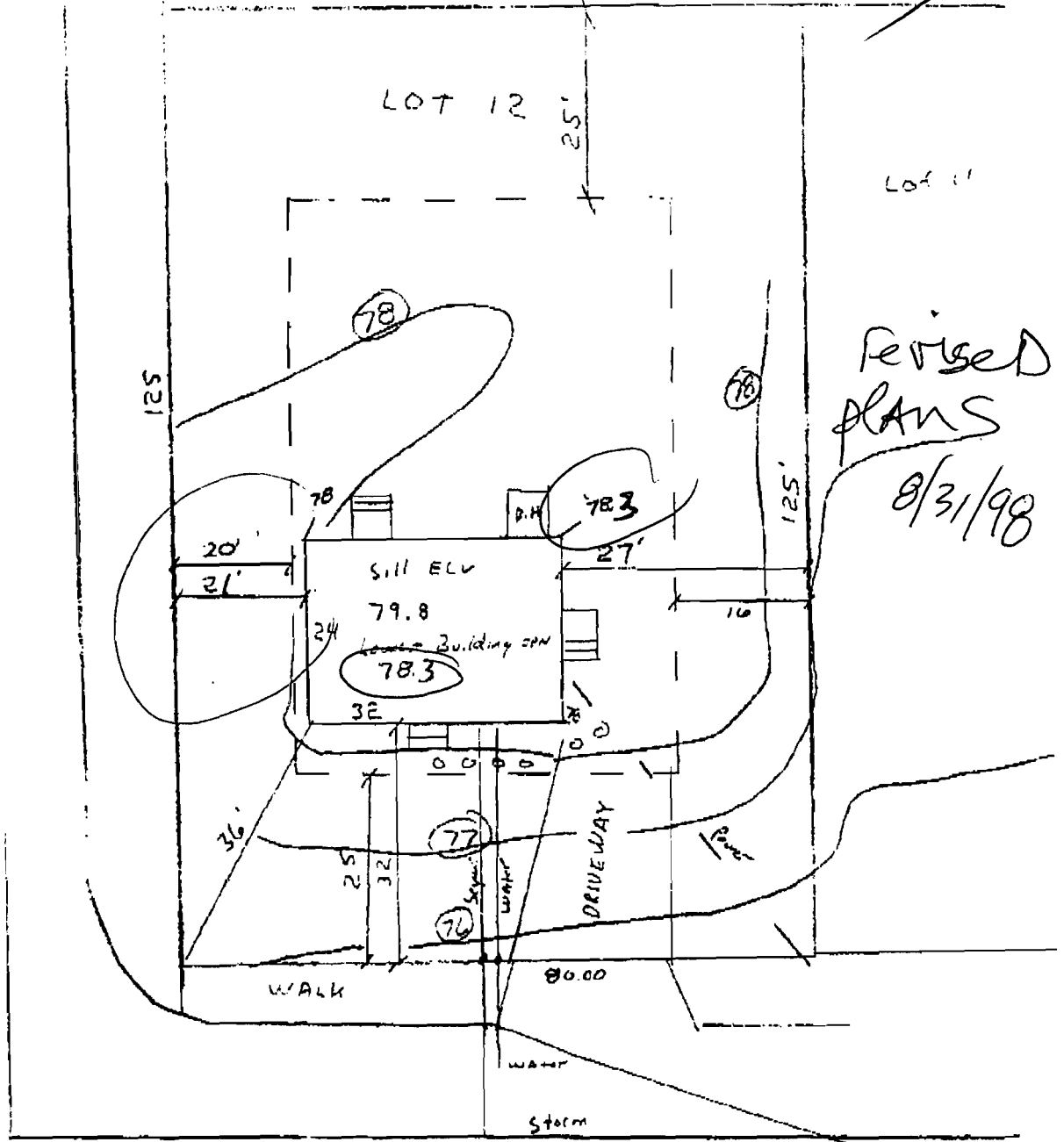

 P. Samuel Hoffes, Building Inspector

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

Plot plan for revisions

Rear yd - 25' req - 50' shown
 side yd on side st - 20' req - 21' shown
 side yd on rt st - 14' req - 27' shown

Deedham ST.



Revised
 plans
 8/31/98

received 8/31/98

BUCA RUN

1



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0866

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 22, 1999

RE: Certificate of Occupancy
8 Buca Run (lot 12)

On September 21, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 9/23/98.

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

David

Custom Built Homes of Maine, Inc.
27 Main Street Windham, Maine 04062
Phone: (207) 892-3149
Fax: (207) 892-1383
E-MAIL: cbhm@gwi.net



To: Code office
sherry

Fax#: 874-8716

From: Danny McCarthy

Date:

Re: Lot # 12 Buca Run

Page(s) including cover

Escrow agreement for lot # 12 Buca Run.
I am closing this today at 5:00 P.M. So any
help from the code office is greatly needed

Thank you
Daniel J. McLean

ESCROW AGREEMENT

This agreement made on January 29, 1999, by and between Custom Built Homes of Maine, Inc. (hereinafter referred to as "Builder") and Ronald E. Lowell and Cindy J. Lowell (hereinafter collectively referred to as "Owner").

WHEREAS, Builder and Owner entered into a Contract for Sale of Real Estate (hereinafter referred to as the "Agreement") on July 22, 1998, for the property located at Lot 12, Buca Run, Portland, Maine, (hereinafter referred to as the "Premises") and

WHEREAS, a professional building inspection of the premises was conducted on behalf of the Owner; and

WHEREAS, the inspection report identified two areas of concern, specifically, landscaping and seeding.

WHEREAS, the Builder and Owner wish to arrive at an arrangement whereby the above described work is completed;

For and in consideration of the mutual promises herein made the parties agree as follows:

1. Builder agrees to place in escrow with Peoples Heritage Savings Bank., the sum of Nine Hundred (\$900.00) dollars;

- 2. Upon the completion of the item listed above, Owner will notify Peoples Heritage Savings Bank, who will have the premises inspected. If Peoples Heritage Savings Bank is satisfied, it will then release said escrowed funds to Builder.
- 3. Upon Builder's breach of the terms set forth herein, the withholding of said escrowed funds shall not be construed as liquidated damages and all parties shall have all remedies provided by law or equity.
- 4. If the work is not completed within one hundred eighty two (182) days, Peoples Heritage Savings Bank shall have the option of using the escrowed funds to complete the improvements.
- 5. The parties shall be entitled to reasonable attorneys' fees and costs incurred in connection with the enforcement of this Agreement.

Builder:

Custom Built Homes of Maine, Inc.

By: _____

Witness

Owner:

Ronald E. Lowell

Witness

Cindy J. Lowell

Witness



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 8 Buca Run CBL# 336-H-062

Issued to Donald and Cindy Lowell

Date of Issue 9/24/99

This building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981202, 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-not inclusive of deck covered in permit 990665

APPROVED OCCUPANCY

Single family dwelling
Use Group R-3
Type 5 B
Boca 1996

Limiting Conditions:

This certificate supersedes temporary certificate issued prior to 9-24-99.

9/23/99 *Don Lowell*
(Date) Inspector

[Signature]
Inspector of Buildings

[Handwritten] 9/24/99

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.

Certificate of Occupancy

LOCATION 8 Buca Run (Lot #12) 336-H-062

Issued to Custom Built Homes of Maine Date of Issue 29 January 1999

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. 981202, 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 R3/Type 5B
BOCA '96

Limiting Conditions: Temporary 01 February 1999

Final electrical inspection to occur by 01 February 1999

Final landscaping to be completed by 16 June 1999

This certificate supersedes
Certificate No. _____

Inspector

[Signature]
(Date)

[Signature]
Inspector of Building

This certificate identifies lawful use of building or premises, and cannot be separated from record to owner when property changes hands. Copy will be furnished to owner or lease for our files.