

Permit No: **990663**

Location of Construction: <b>26 Saugus Street</b>	Owner: <b>Jonathan Goodman</b>	Phone: <b>797-3561</b>
Owner Address: <b>P.O. Box 11317 Portland, ME 04104</b>	Lessee/Buyer's Name:	Business Name:
Contractor Name: <b>Coleman Construction</b>	Address: <b>1 Percy Hawkes Road Windham, ME</b>	Phone: <b>892-6101</b>
Past Use: <b>1-Family</b>	Proposed Use: <b>Same</b>	<b>COST OF WORK:</b> <b>\$ 1,000</b>
Proposed Project Description: <b>Amendment to Permit#990098, addition of deck and fireplace to house.</b>		<b>PERMIT FEE:</b> <b>\$ 25.00</b>
Signature: _____ <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: <b>A-3</b> Type: <b>519</b> <b>Boca 96-100</b>
Permit Taken By: <b>SP</b>	Date Applied For: <b>June 21, 1999</b>	Date: _____

**PERMIT ISSUED**

**Permit Issued:**  
**JUN 24 1999**

**CITY OF PORTLAND**

**Zone:** CBL: 336-E-072

**Zoning Approval:** All previous  
*condemns Apply - 12*

**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**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

**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: \_\_\_\_\_

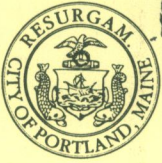
SIGNATURE OF APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: **6-21-99** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

**CEO DISTRICT**

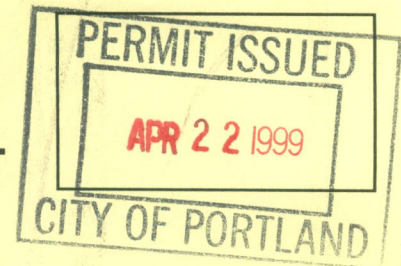
**1**



990365

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 / CBL 26 Saugus St 336-E0072 Use of Building 1-fam Date April 21, 1999

Name and address of owner of appliance Jonathan Goodman, 26 Saugus St Portland ME 04101

Installer's name and address Peter J. Kimball Sr, 108 Harriett St S. Portland 04106

Telephone 799-5461

### 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 # MS 2000 5132
- Gas # \_\_\_\_\_
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
Factory built \_\_\_\_\_

- Metal  
Factory Built U.L. Listing # 1

- Direct Vent  
Type TJERNLUND UL# SIDESHOT II

### Type of Fuel Tank

- Oil
- Gas

Size of Tank 275 GAL.

Number of Tanks 1

Distance from Tank to Center of Flame 5+ feet.

Cost of Work: \$ 6,000

Permit Fee: \$ 50

### Approved

Fire: \_\_\_\_\_  
Ele.: \_\_\_\_\_  
Bldg.: \_\_\_\_\_

### Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

Signature of Installer

Peter J. Kimball Sr.

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

**MEMORANDUM**

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, PE, Development Review Coordinator

**DATE:** June 24, 1999

**RE:** Certificate of Occupancy  
26 Saugus Street (lot 22)

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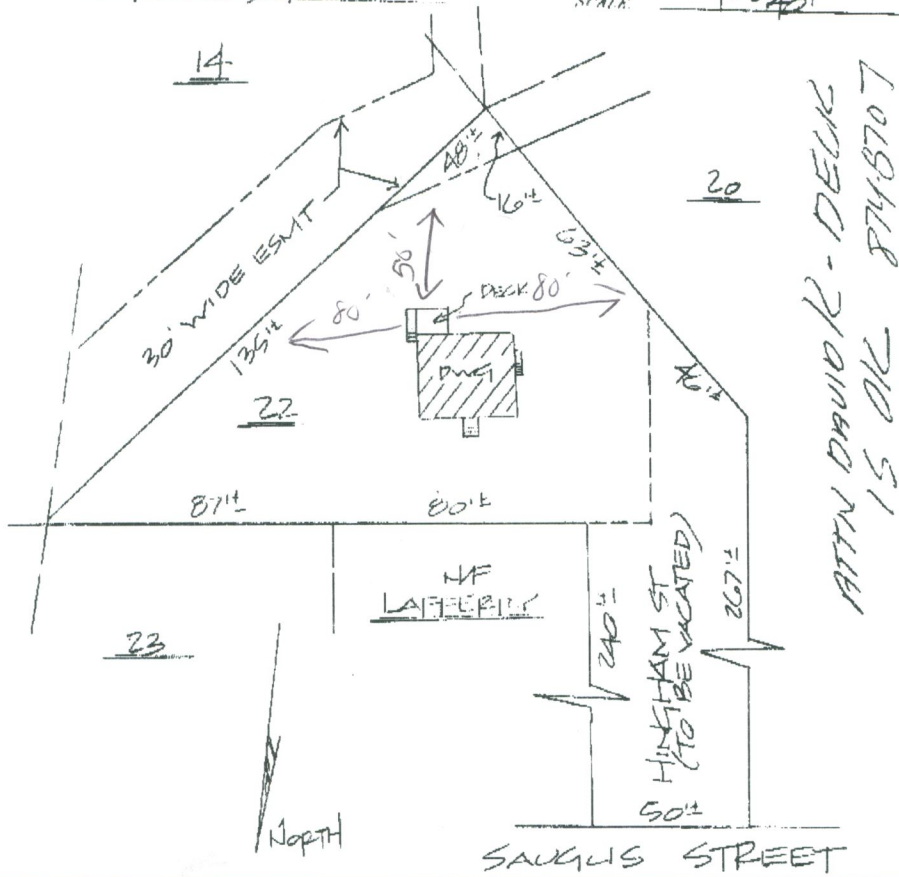
On June 23, 1999 a review of the completion of the site work based on the site plan approval dated 2/9/99 and previous comments was completed. We offer the following comment:

It is my opinion that **all the 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.

# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) THIS INSPECTION DOES NOT CONSTITUTE A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE ENCROACHMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER

ADDRESS: 26 SAUKUS ST INSPECTION DATE: 10-14-99  
PORTLAND, ME SCALE: 1" = 40'



R-2  
 Regimes:  
 REAR 25' req - 50' show  
 Side 10' req - over 20' show

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: GOODMAN REQUESTING PARTY: VOORHEES & COL-FI  
 OWNER: \_\_\_\_\_ ATTORNEY: \_\_\_\_\_  
 LENDER: FLEET MORTGAGE CORP. FILE NO.: 99LE36E2

TITLE REFERENCES:  
 DEED BOOK: 14300 PAGE: 140  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: 22  
 COUNTY: CUMB

YOUR FILE #: \_\_\_\_\_  
**NADEAU & LODGE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 844 STEVENS AVENUE PORTLAND, ME 04103 (207) 876-7870  
 838 CLARK WOODS ROAD LYMAN, ME 04082 (207) 439-8338

MUNICIPAL REFERENCE:  
 MAP: 336 BLOCK: E LOT: 72

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 23025 DATE: 12-8-90

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION

COMMENTS

*James P. Nadau*

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

VOORHEES & CIOLFI  
ATTORNEYS AT LAW  
MID COAST TITLE COMPANY  
LINCOLN BUILDING  
98 MAINE STREET  
BRUNSWICK, MAINE 04011-2066

JOHN T. VOORHEES, JR.  
MARY LOU CIOLFI

TELEPHONE  
(207) 725-6811

TELECOPIER  
(207) 725-4126

E-MAIL  
vo-law@midcoasttitle.com

FACSIMILE TRANSMITTAL  
COVER PAGE

DATE: June 18, 1999  
TIME:

TO:

Name: David Caddell Fax No. (207) 874-8716  
Firm or Address: City of Portland

FROM:

Name: Betsy Streeter  
Firm: Voorhees & Cioffi

CASE OR MATTER: 26 Saugus Street (Goodman)

COMMENTS:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. AN MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICES. THANK YOU.

Voorhees & Cioffi's Facsimile Machine is equipped to receive automatic/manual Group I, II and III transmissions.

Number of pages transmitted 2 (including transmittal form)

If you do not receive the number of pages indicated or have a problem receiving this transmission, please call the sender at (207) 725-6811.



**CITY OF PORTLAND**  
Inspection Services  
389 Congress Street, Room 315  
Portland, ME 04101  
(207)874-8300  
Fax: (207)874-8716

**Fax Transmission Cover Sheet**

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Date: 6/18/99

To: Betsy Streetor

Fax #: 725-4126

Re: 26 Sauges

From: Dave Caddell

Phone#: 874-8716

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.  
Thank you!

June 18, 1999

RE: 26 Saugus Street, Portland, Maine

TO WHOM IT MAY CONCERN:

The City of Portland will issue a Certificate of Occupancy for the above-referenced property upon the receipt and approval of a request for an amendment to the building permit to include a deck and fireplace and upon an approved final inspection.

By *Ann D. Belshill*

Title *Code Enforcement Officer*

Z 397 901 595

US Postal Service  
**Receipt for Certified Mail**  
No Insurance Coverage Provided.  
Do not use for International Mail (See reverse)

Sent to	John Goodman	
Street & Number	PO Box 11317	
Post Office, State, & ZIP Code	Portland ME	
Postage	\$	
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing to Whom & Date Delivered		
Return Receipt Showing to Whom, Date, & Addressee's Address		
TOTAL Postage & Fees	\$	
Postmark or Date	336-E-072	

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



**CITY OF PORTLAND**

**STOP WORK NOTICE**

**Certified Mail Receipt # Z 397 901 595**

Dear Mr. Goodman:

An evaluation of the property at 26 Saugus St on April 30, 1999 revealed that the structure fails to comply with Section 111.3 of the 1996 BOCA Code of the City of Portland.

Construction of deck, prohibited by issued permit.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Remove deck and secure sliding door area, or amend permit & submit accurate and approved plot plan along with construction plans for the deck.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. -ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

David Caddell  
Code Enforcement Officer  
/sap

cc: Joe Gray  
Coleman Construction, 1 Percy Hawkes Rd, Windham ME 04062





DeLUCA HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

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

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## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, PE, Development Review Coordinator

**DATE:** March 17, 1999

**RE:** Lowest Building Opening Revision  
26 Saugus Street (lot 22)

---

A review of the revised plan has been completed. The plan proposes to lower the lowest building opening elevation noted on the subdivision plat. The lower elevation is for the construction of a full day light basement. The proposed elevation of the top of the foundation footing is 67.27. The recorded plat lowest building opening elevation for lot 22 is 73.1. The proposed elevation is approximately 4' higher than the embankment for the detention basin for the project. The detention basin embankment is the gravel road of Dedham Street.

Based on the topography, size and utility easement encumbrance of the site, it is my opinion that the construction of a day light basement is an appropriate application to the site. It will require less fill material brought to the site to place around the foundation, disturb less area and will not require encroachment into the 25' wetland buffer. Further, the proposed day light basement will not be subject to flooding by the operation of the detention basin for the project.

Penny SAID to get review ready

Applicant: Colman Carl

Date: 2/1/99

Address: Saigus St (67#22)

C-B-L: 336-E-72

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Single fam. dwelling

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - New single family home with attached garage 32x24 <sup>slab only</sup>

Sewage Disposal - city

Lot Street Frontage - 50' req - 50' shown

No Decks Show  
must secure the sliding doors

Front Yard - 25' req - 27' to bottom of stairs

Rear Yard - 25' req - 26' shown at closest point

Side Yard - 14' req - 23' & 50' shown

Projections - front stairs - bulkhead

Width of Lot - 80' req -

Height - 2 story

Lot Area - 26,542#

Lot Coverage/ Impervious Surface -

Area per Family - 10,000#

Off-street Parking - 2 req

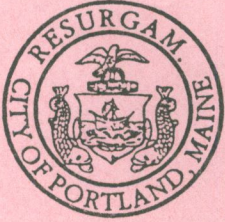
Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel #1 Zone C

reg - 74.6 / lowest Bldg opening 73.1  
If the recorded building envelope needs to be enlarged special approvals or writing must be secured from Plan



**CITY OF PORTLAND**  
Planning and Urban Development Department

MEMORANDUM

**TO:** Code Enforcement Officer  
Kandi Talbot, Planner

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** March 17, 1999

**SUBJECT:** Lowest Building Opening Revision  
26 Saugus St. (lot 22) 336 E 072

A review of the revised plan has been completed. The plan proposes to lower the lowest building opening elevation noted on the subdivision plat. The lower elevation is for the construction of a full daylight basement. The proposed elevation of the top of the foundation footing is 67.27. The recorded plat lowest building opening elevation for lot 22 is 73.1. The proposed elevation is approximately 4' higher than the embankment for the detention basin for the project. The detention basin embankment is the gravel road of Dedham Street.

Based on the topography, size, and utility easement encumbrance of the site, it is my opinion that the construction of a daylight basement is an appropriate application to the site. It will require less fill material brought to the site to place around the foundation, disturb less area, and will not require encroachment into the 25' wetland buffer. Further, the proposed daylight basement will not be subject to flooding by the operation of the detention basin for the project.

**NADEAU & LODGE**

844 Stevens Avenue  
Portland, Maine 04103  
Phone (207) 878-7870  
Fax (207) 878-7871

*Professional Land Surveyors*

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

April 15, 1999

Inspection Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101-3503

ATTN  
DAVE

RE: Lot 22 - Woodford's Gardens Sill Elevations For Coleman Construction


To whom it may concern:

This office has field computed the sill elevations for the new dwelling which was recently constructed. They are as follows:

First Floor Sill Elevation = 74.7'  
Basement Sill Elevation = 66.3'

These elevations are based on the same datum of the building permit plan that this office submitted for your review. Please do not hesitate to call if you have any questions.

Sincerely,

  
James D. Nadeau, P.L.S.  
President, Nadeau & Lodge, Inc.  
Registration #2124

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

19980159  
I. D. Number

Coleman Construction

Applicant  
1 Percy Hawkes Rd, Windham, ME 04062

Applicant's Mailing Address

Coley Walsh

Consultant/Agent

892-6101

Applicant or Agent Daytime Telephone, Fax

11/25/98

Application Date

Saugus St (Lot #22)

Project Name/Description

Saugus St

Address of Proposed Site

336-E-072

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 26 Saugus Street.

, 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.

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 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.

The existing curb cut at Saugus St. shall be reduced in width to the requirements of a typical drive in conformance with Portland's technical standards. The radiused curb shall be removed and additional straight vertical curb shall be installed. At a minimum the drive within the right-of-way shall be paved per the technical standards. This work shall be completed by a licensed contractor with the city.

The applicant shall coordinate the final grading of the lot with the City's DRC. The DRC shall be contacted in a timely manner prior to the applicant beginning the final grading of the lot so that the DRC can discuss and assist with the final grading work.

The applicant shall apply two (2) copies of the recorded deed and a sketch of the portion of the abutting n/f Lafferty land to be acquired.

A separate site plan application is required for the future garage.

The applicant is reminded of a 25' undisturbed wetland protection buffer on the lot.

Planning Conditions of Approval

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

19980159

I. D. Number

Coleman Construction

Applicant

1 Percy Hawkes Rd, Windham, ME 04062

Applicant's Mailing Address

Coley Walsh

Consultant/Agent

892-6101

Applicant or Agent Daytime Telephone, Fax

11/25/98

Application Date

Saugus St (Lot #22)

Project Name/Description

Saugus St

Address of Proposed Site

336-E-072

Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

---

**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pools, and/or garage.
2. This permit did not request a deck to be constructed. Where the rear sliding doors are located, you must satisfy the local Code Enforcement Officer as to safety and security of those doors. A separate permit is needed to build a deck here.
3. Apparently only a pad for a future garage is being constructed. A separate permit is needed to construct the actual garage.
4. The minimum sill elevation shall be 74.6 feet. The lowest bldg. opening shall be 73.1. Any variation from these levels, shall require written approval from the Planning Div.
5. If the recorded building envelope needs to be enlarged, special written approvals must be obtained from the Planning Division.

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**Fire Conditions of Approval**

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

19980159

I. D. Number

11/25/98

Application Date

Saugus St (Lot #22)

Project Name/Description

Coleman Construction

Applicant

1 Percy Hawkes Rd, Windham, ME 04062

Applicant's Mailing Address

Coley Walsh

Consultant/Agent

892-6101

Applicant or Agent Daytime Telephone, Fax

Saugus St

Address of Proposed Site

336-E-072

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)

1560

26542

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **11/25/98**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

- Approved                       Approved w/Conditions see attached                       Denied
- Approval Date \_\_\_\_\_ 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	_____	_____	
	date	signature	

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

19980159  
I. D. Number

**Coleman Construction**  
Applicant  
1 Percy Hawkes Rd, Windham, ME 04062  
Applicant's Mailing Address  
**Coley Walsh**  
Consultant/Agent  
892-6101  
Applicant or Agent Daytime Telephone, Fax

11/25/98  
Application Date  
Saugus St (Lot #22)  
Project Name/Description

**Saugus St**  
Address of Proposed Site  
336-E-072  
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) w/ attached garage - no decks  
1560 26542 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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 11/25/98

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved  Approved w/Conditions see attached  Denied  
Approval Date 2/8/99 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	_____		
	date		<input type="checkbox"/> Conditions (See Attached)
<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			



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

**19980159**  
I. D. Number

**Coleman Construction**

Applicant  
**1 Percy Hawkes Rd, Windham, ME 04062**

Applicant's Mailing Address

**Coley Walsh**

Consultant/Agent

**892-6101**

Applicant or Agent Daytime Telephone, Fax

**11/25/98**

Application Date

**Saugus St (Lot #22)**

Project Name/Description

**Saugus St**

Address of Proposed Site

**336-E-072**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    Warehouse/Distribution    Parking Lot    Other (specify) **w/ attached garage - no decks**  
 New Building    Building Addition    Change Of Use    Residential  
**1560**   **26542**   **R-2**  
Proposed Building square Feet or # of Units   Acreage of Site   Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **11/25/98**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved    Approved w/Conditions  
see attached    Denied

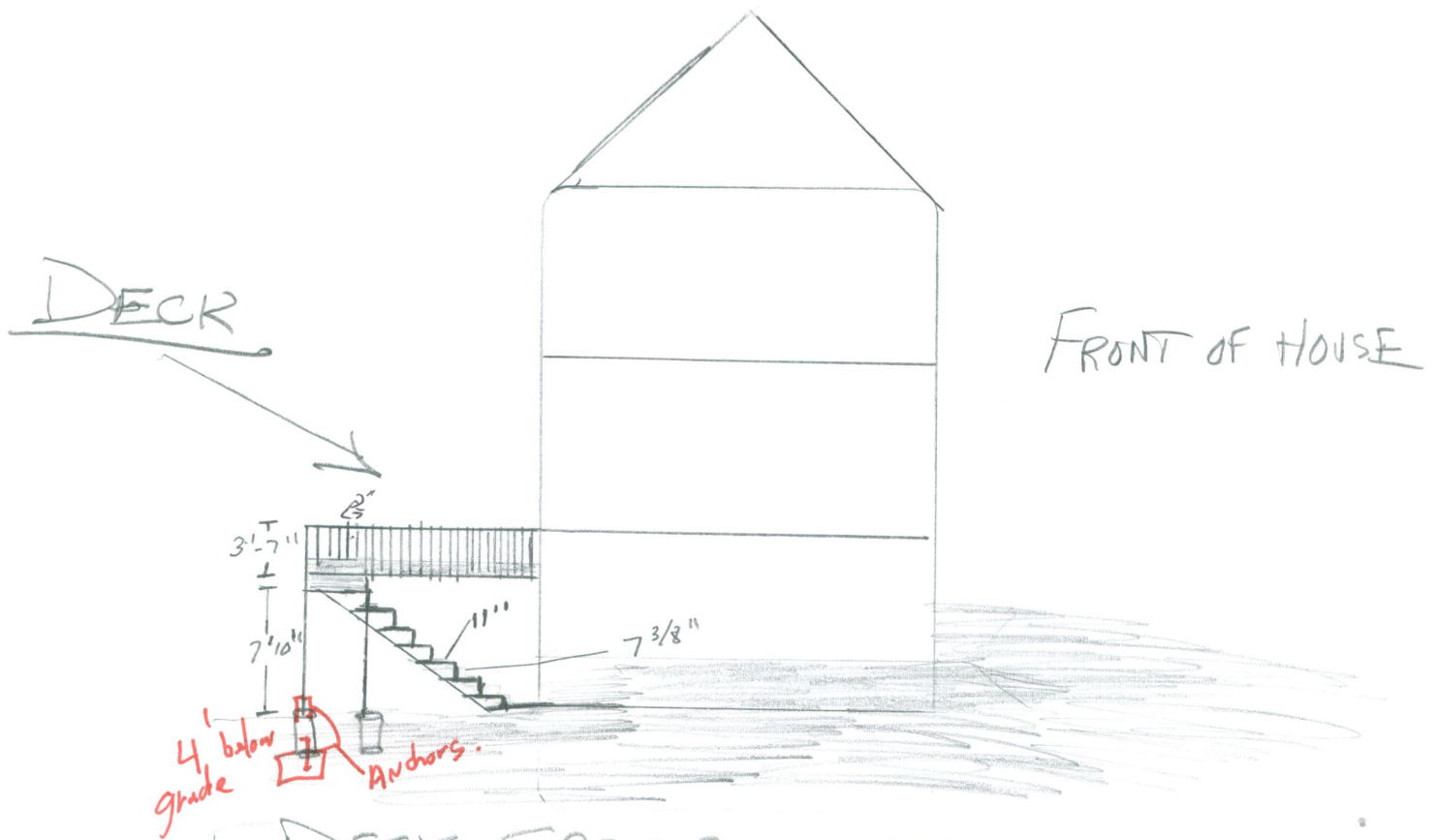
Approval Date **2/9/99**   Approval Expiration **2/9/00**   Extension to \_\_\_\_\_    Additional Sheets Attached

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

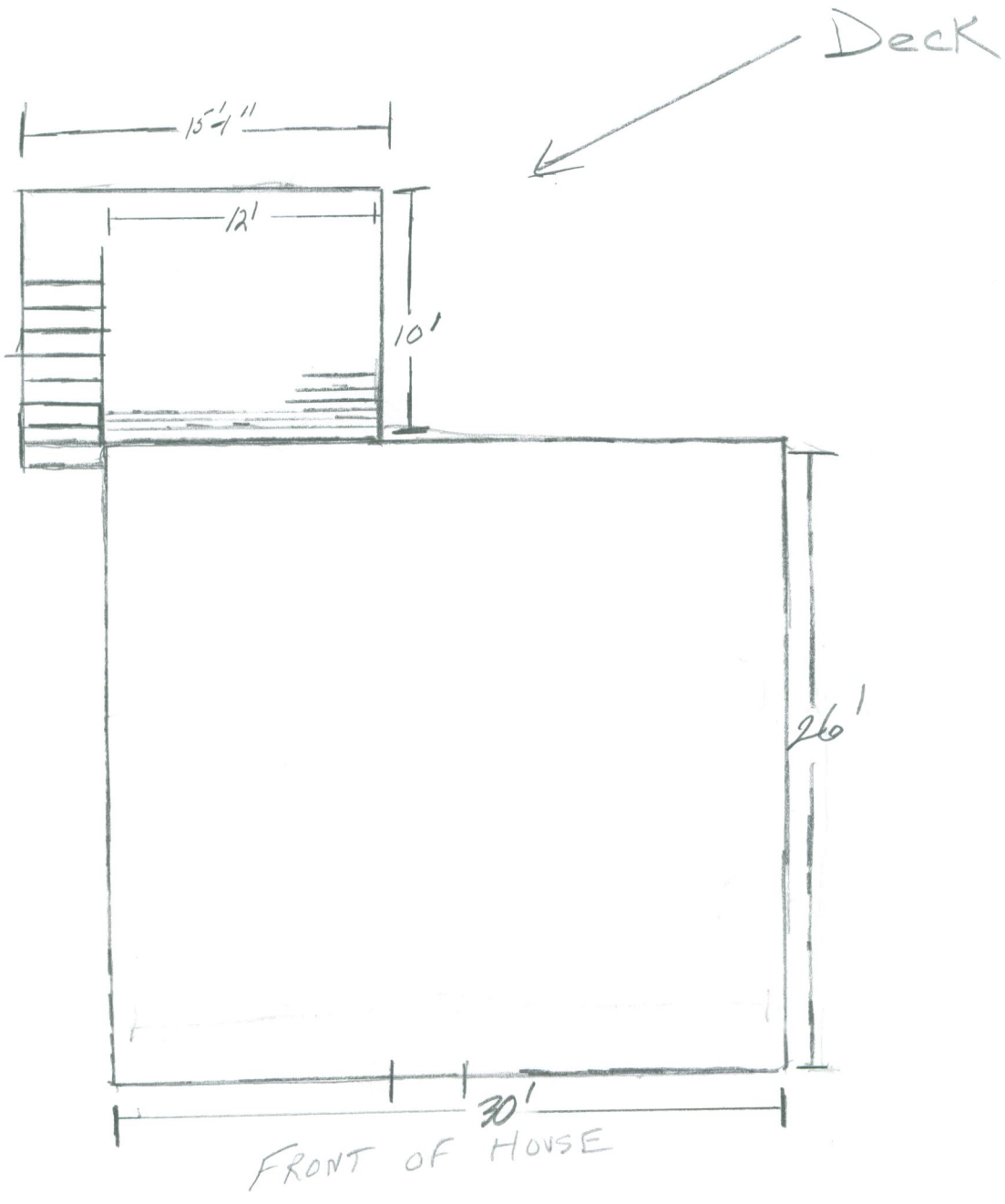
<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	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	_____	_____	
	date	signature	



### DECK SPECIFICATIONS:

- ALL LUMBER IS PRESSURE TREATED
- FLOOR JOISTS ARE 2" X 8" @ 16" OC
- RIMS ARE 2" X 12"
- FLOOR BOARDS/STAIRS ARE 1" X 5/4"
- SUPPORT BEAMS ARE 4" X 4" (4 BEAMS)
- SUPPORT BEAMS ARE SUPPORTED BY SAUNA TUBES AT LEAST 3' DEEP TO DENSE CLAY.
- RISE AND RUN OF STAIRS ARE PER CODE @ 7 3/8" and 11"

26 SAUGUS STREET (Page 1)  
SPECS + CROSS SECTION ON PAGE 2



**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: <i>Lot #22 Sargent St</i>			
Total Square Footage of Proposed Structure <i>1560</i>		Square Footage of Lot <i>26542</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>336</i> Block# <i>E</i> Lot# <i>72</i>		Owner: <i>John Goodman</i>	Telephone#:
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: <i>\$ 90000.00 \$ 470</i>
Proposed Project Description:(Please be as specific as possible) <i>Single Fam. Building. No Garage</i> <span style="float:right"><i>1 Percy Hester Rd Windham Me. 04092</i></span>			
Contractor's Name, Address & Telephone <i>Coleman Construction Co. Inc. 892 6101</i>			Rec'd By: <i>MM</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

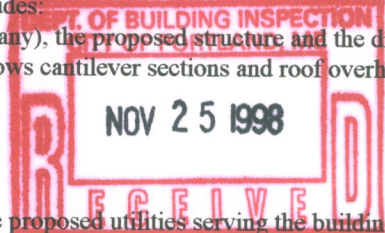
- **All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.**
- **All plumbing must be conducted in compliance with the State of Maine Plumbing Code.**
- **All Electrical Installation must comply with the 1996 National Electrical Code as amended 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



*470  
300  
---  
\$ 770*

**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: <i>11-24-98</i>
--	-----------------------

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.

**WARRANTY DEED  
JOINT TENANCY**

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOSEPHINE L. MONTECALVO, of Portland, Cumberland County, Maine, in consideration of One Dollar and other good and valuable consideration, paid by JONATHAN M. GOODMAN and JANEL C. GOODMAN, of Portland, Cumberland County, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JONATHAN M. GOODMAN and JANEL C. GOODMAN, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, together with any buildings thereon, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said JONATHAN M. GOODMAN and JANEL C. GOODMAN, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivors of them, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said JOSEPHINE L. MONTECALVO have hereunto set my hand and seal this 2nd day of November, 1998.

WITNESS:

Betsy Streeter

Josephine L. Montecalvo  
Josephine L. Montecalvo

STATE OF MAINE  
County of Cumberland

November 2, 1998

Then personally appeared before me, the above-named Josephine L. Montecalvo and acknowledged the foregoing instrument to be her free act and deed.

Betsy Streeter  
Notary Public/Attorney at Law  
BETSY STREETER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES FEBRUARY 28, 2000

(Print Name)

**EXHIBIT A**

A certain lot or parcel of land, together with the improvements thereon, situated on the easterly side of Milton Street and being Lot 22 as shown on a "Plan Showing a Portion of Woodfords Gardens Phase I Amended Recording Plat Buca Run," Portland, Maine prepared for Diversified Properties, Inc. by Land Use Consultants, Inc. dated July 14, 1995, as amended and recorded at the Cumberland County Registry of Deeds in Plan Book 197, Page 136 and to which Plan and the record reference is hereby made for a more particular description of the within conveyed premises and SUBJECT to and together with the conditions, restrictions and easements as set forth on said Plan.

This conveyance is SUBJECT to Notes 1 through 10 as shown on said Plan.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being the same premises conveyed to Josephine L. Montecalvo by Custom Built Homes of Maine, Inc. by deed dated January 12, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13558, Page 249.

## BUILDING PERMIT REPORT

DATE: 29 NOV. 98 ADDRESS: Saugus ST. (Lot #22) CBL 336-E-072  
REASON FOR PERMIT: To Construct a single family dwelling / garage  
BUILDING OWNER: John Goodman  
CONTRACTOR: Culeman Construction Co., Inc.  
PERMIT APPLICANT: - ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

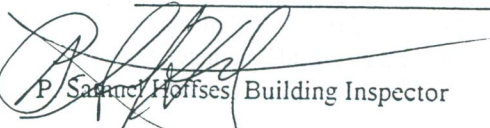
### CONDITION(S) OF APPROVAL

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, \*3, \*5, \*6, \*8, \*9, \*10, \*11, \*

- 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)
- X 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)
- X 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.
- X 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 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)
- X 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.
- X 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (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)
- X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- \*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. ( 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
- \*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 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)
- \*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). ( Chapter M-16 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- \*29. 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.
- \*30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*31. Bridging as per section 2305.1.6
- 32. Crawl space opening section - 1210.2.1
- 33. \_\_\_\_\_

  
 P. Samuel Hoffses Building Inspector

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



**BUILDING PERMIT REPORT**

DATE: 24 June 99 ADDRESS: 26 Saugus ST. CBL: 336-E-072

REASON FOR PERMIT: To Amend Perm. T #990098 - deck & Fireplace

BUILDING OWNER: Goodman

PERMIT APPLICANT: \_\_\_\_\_ /Contractor Coleman Construction

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, \*4, \*9, \*11, \*13, \*22, \*32, \*33, \*34 #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, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. 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
- \*4. 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) Footing fasten to pier, and pier fasten to framing.
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
- \*9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. 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 3e4" 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)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. 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)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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)
16. 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)
17. 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)

18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *All previous conditions still apply to remain 1 family*
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- \*33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \*34. The proposed Factory built Fireplace shall be done in accordance with the manufactures requirement.
35. \_\_\_\_\_
36. \_\_\_\_\_

  
 P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To 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: <u>26 Saugus St.</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>336</u> Block# <u>E</u> Lot# <u>072</u>		Owner: <u>Jonathan Goodman</u>	Telephone#: <u>797-3561</u>
Owner's Address: <u>PO BOX 1131 PORTLAND, ME 04104</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work:      Fee <u>\$ 1000<sup>00</sup></u> <u>\$ 25.</u>
Proposed Project Description:(Please be as specific as possible) <u>Addition of Deck/Fireplace to house</u> <u>Amend permit # 990098</u>			
Contractor's Name, Address & Telephone <u>Coleman Construction</u> <u>1 Percy Hawkes Rd</u> <u>Windham 892-6101</u>		Rec'd By: <u>[Signature]</u>	

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)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

**4) Building Plans (Sample Attached)**

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

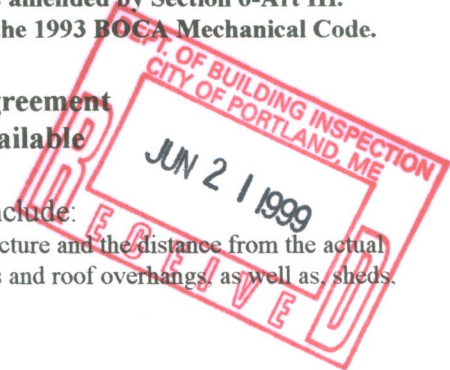
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>[Signature]</u>	Date: <u>6/21/98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

*Congratulations!!!!*

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.



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

Valuation: \$90,000 Plan Review # \_\_\_\_\_  
 Fee: 470.00 Date: 29 NOV. 98

Building Location: Saugus ST. (Lot #22) CBL: 336-E-072

Building Description: Single Family dwelling / attached <sup>future</sup> garage (P.T.)

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 and building code requirements must be completed before a certificate of occupancy can or will be issued.	111.0
2.	Foundation drainage	1813.512
3.	Foundation anchors	2305.12
4.	Chimneys and vents BOCA mech/93 NFPA	211
5.	Guardrails & Handrails	<del>1021.0</del> 1022.0
6.	Headroom hab. table space	1204.0
7.	STAIR CONST.	1014.0
8.	Headroom stairway	1014.4
9.	Sleeping room egress window	1018.6
10.	smoke detectors	920.3.2
11.	fastening schedule	Table 2305.2
12.	Boring, cutting and Notching Sections	2305.3- 2305.441 - 2305.4.4

Correction List		
NO:	Description	Code Section

## 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.  
NO Insulated footing provided  
X Soil bearing value (table 1804.3)  
X Footing width  
X Concrete footing (1810.0) .3.1, 3.2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Foundation Walls

X Design (1812.1)  
X Minimum thickness Tables 1812.3.2(1) & 1812.3.2(2)  
X Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
SA Anchorage bolting in concrete (2305.17)  
X Columns (1912)  
X Crawl space (1210.2) Ventilation  
SA Crawl opening size (1210.2.1)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)  
X Joists - Sleeping area LL30PSF (Table - 1606)  
X Grade  
X Spacing  
X Span  
X Girder 4" bearing 2305

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
  - ~~SR~~ Bridging (2305.16)
  - ~~SR~~ Boring and notching (2305.5.1)
  - ~~SR~~ Cutting and notching (2305.3)
  - ~~SR~~ Fastening table (2305.2)
  - ~~N.A.~~ Floor trusses (AFPANDS Chapter 35)
  - ~~X~~ Draft stopping (721.7)
  - ~~X~~ Framing of openings (2305.11) (2305.12)
  - ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
  - ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
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### Wall Construction (Chapter 2300)

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





### State Plumbing Code

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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### Load Design Criteria

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

### 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)

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\_\_\_\_\_  
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### Private Garages (Chapter 4)

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

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\_\_\_\_\_  
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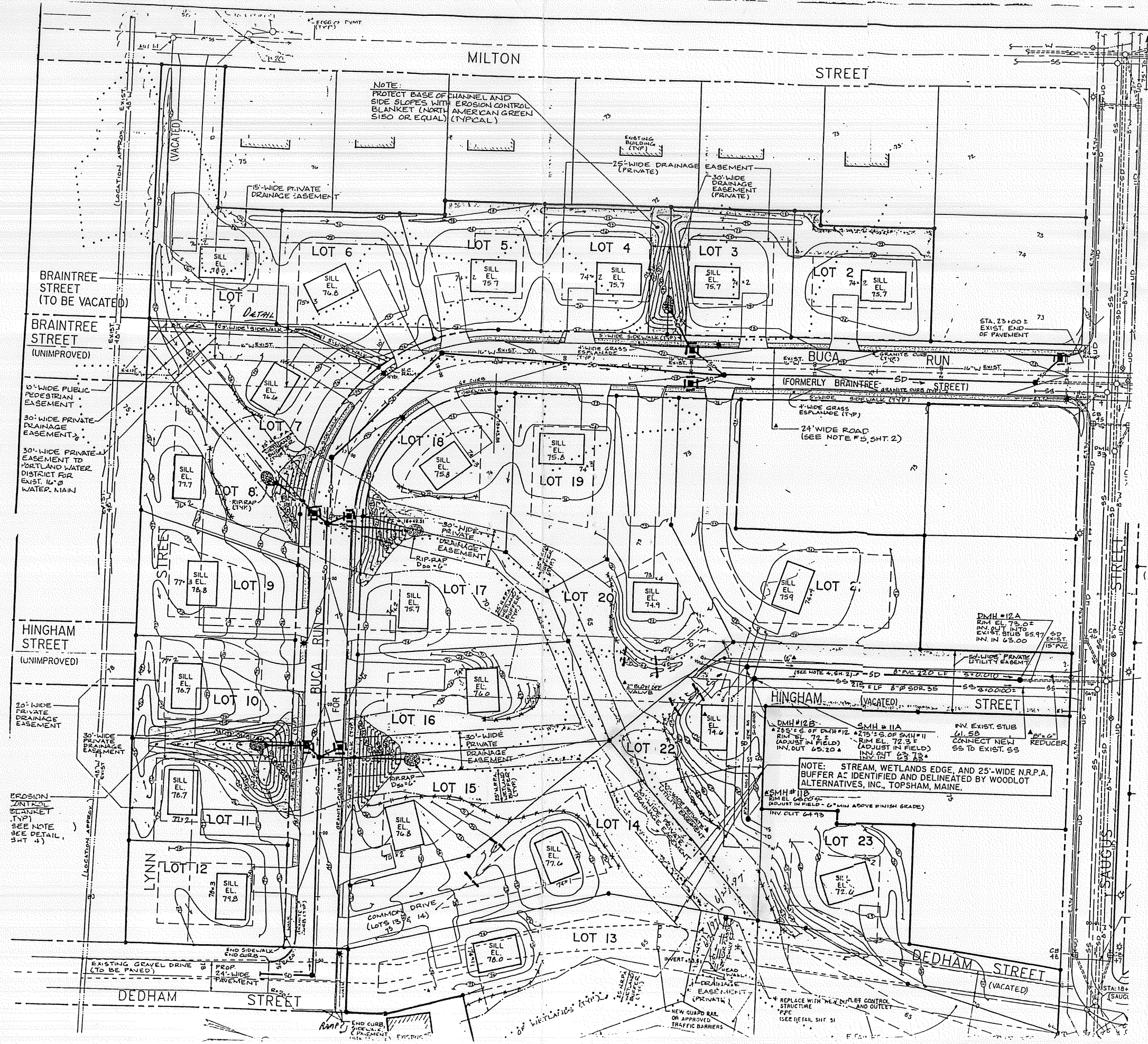
### Egress (Chapter 10)

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

### Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

### Dwelling Unit Separation Table 602



NOTE:  
 PROTECT BASE OF CHANNEL AND  
 SIDE SLOPES WITH EROSION CONTROL  
 BLANKET (NORTH AMERICAN GREEN  
 SISO OR EQUAL) (TYPICAL)

NOTE: STREAM, WETLANDS EDGE, AND 25'-WIDE N.R.P.A.  
 BUFFER AC IDENTIFIED AND DELINEATED BY WOODLOT  
 ALTERNATIVES, INC., TOPSHAM, MAINE.

EROSION  
 CONTROL  
 BLANKET  
 (TYP)  
 SEE NOTE  
 SEE DETAIL,  
 SHT. 5

DMH #12B  
 25' x 6' OF DMH #12  
 RIM EL. 72.3' (ADJUST IN FIELD)  
 INV. OUT 65.20'  
 INV. INT 63.78'

SMH #11A  
 42' x 15' OF SMH #11  
 RIM EL. 72.3' (ADJUST IN FIELD)  
 INV. INT 63.78'

INV. EXIST. STUB  
 61.58'  
 CONNECT NEW  
 SS TO EXIST. SS

REDUCER

DMH #12A  
 RIM EL. 75.02'  
 INV. OUT INTO  
 EXIST. STUB 65.97'  
 INV. IN 63.00'