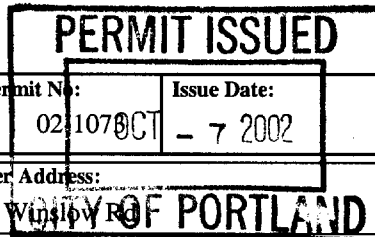


**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716



Permit No: 021078CT	Issue Date: - 7 2002	CBL: 340 D004001
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<b>Location of Construction:</b> 1435 Forest Ave	<b>Owner Name:</b> Russell Filomena & Robert Jts	<b>Owner Address:</b> 25b Winslow Rd	<b>Phone:</b> 750-3176
<b>Business Name:</b>	<b>Contractor Name:</b> Burr Signs	<b>Contractor Address:</b> 10 Buttonwood St. So. Portland	<b>Phone:</b> 2077991183
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	<b>Zone:</b> P-3

<b>Past Use:</b> <del>Restaurant</del> Retail - Food takeout less than 9 seats	<b>Proposed Use:</b> <del>Restaurant</del> Same use No change allowed <del>Legal Restaurant</del>	<b>Permit Fee:</b> \$100.00	<b>Cost of Work:</b> \$100.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> Erect (2) 2'.5"x8' and (1) 5'x6' Signs		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: M Type: NA 10/4/02 <i>[Signature]</i>	
		<b>Signature:</b>	<b>Signature:</b>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		<b>Signature:</b>	<b>Date:</b>	

<b>Permit Taken By:</b> gad	<b>Date Applied For:</b> 09/18/2002	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>9/10/02</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>to remain only retail under retail judgement</i>		

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

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

02-1073

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

# Signage Application

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>1435 FOREST AVE PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>340</u> Block# <u>D</u> Lot# <u>004</u>	Owner: <u>Flomena Russell &amp; Robert Russell</u>	Telephone: <u>750-3176</u>
Lessee/Buyer's Name (If Applicable) <u>FORTUNE GARDEN INC</u>	Applicant name, address & telephone: <u>CHI LI</u> <u>1435 FOREST AVE</u> <u>207-878-8989</u>	Total s.f. of signage <u>70</u> x 1.00 per s.f. \$ <u>70</u> , plus \$30.00 base fee Fee: \$ <u>100</u>
Current use: <u>RESTAURANT</u>		
If the location is currently vacant, what was prior use: <u>RESTAURANT</u>		
Approximately how long has it been vacant: <u>1 WEEK</u>		
Proposed use: <u>RESTAURANT</u>		
Project description: <u>(2) 2.5' x 8' and (1) 5' x 6'</u>		
Contractor's name, address & telephone: <u>BERR SIGNS 10 BUTTERWOOD ST, SOUTH PORTLAND, ME 04106</u>		
Who should we contact when the permit is ready: <u>CHI LI</u>		
Mailing address: <u>1435 FOREST AVE PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>878-8989 x x</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
SEP 18 2002  
65

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

Signature of applicant: 	Date: <u>9/6/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 021073

Please Read Application And Notes, If Any, Attached

This is to certify that Russell Filomena & Robert Burr Sign

has permission to Erect (2) 2'.5"x8' and (1) 5'x8' signs

AT 1435 Forest Ave 340 D004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is placed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[Signature]* 10/4/02  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application Number: 2-1073

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Site Address: 1435 Forest Ave

Approval Date: 10/01/2002

Case No: 09/19/2002

<input checked="" type="checkbox"/>	Site Plan	Marge Schmuckal	10/01/2002

Prepared By: 09/19/2002

By: gad

Approval Date: 10/01/2002

By: mes

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1435 FOREST AVE PORTLAND ME ZONE: 04103 Residential

OWNER: FORTUNE GARDEN INCORPORATE

APPLICANT: CHI LI

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES  NO  MULTI-TENANT LOT? YES  NO

FREESTANDING SIGN? (ex. Pole Sign) YES  NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.? YES  NO  DIMENSIONS 5'x1'; ~~2'6" x 8'~~

MORE THAN ONE SIGN? YES  NO  DIMENSIONS 2'6" x 8'

AWNING: YES  IS AWNING BACKLIT? YES  NO  HEIGHT OFF SIDEWALK 8'

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

5' x 6'  
2'6" x 8" - (2)

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 45'

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

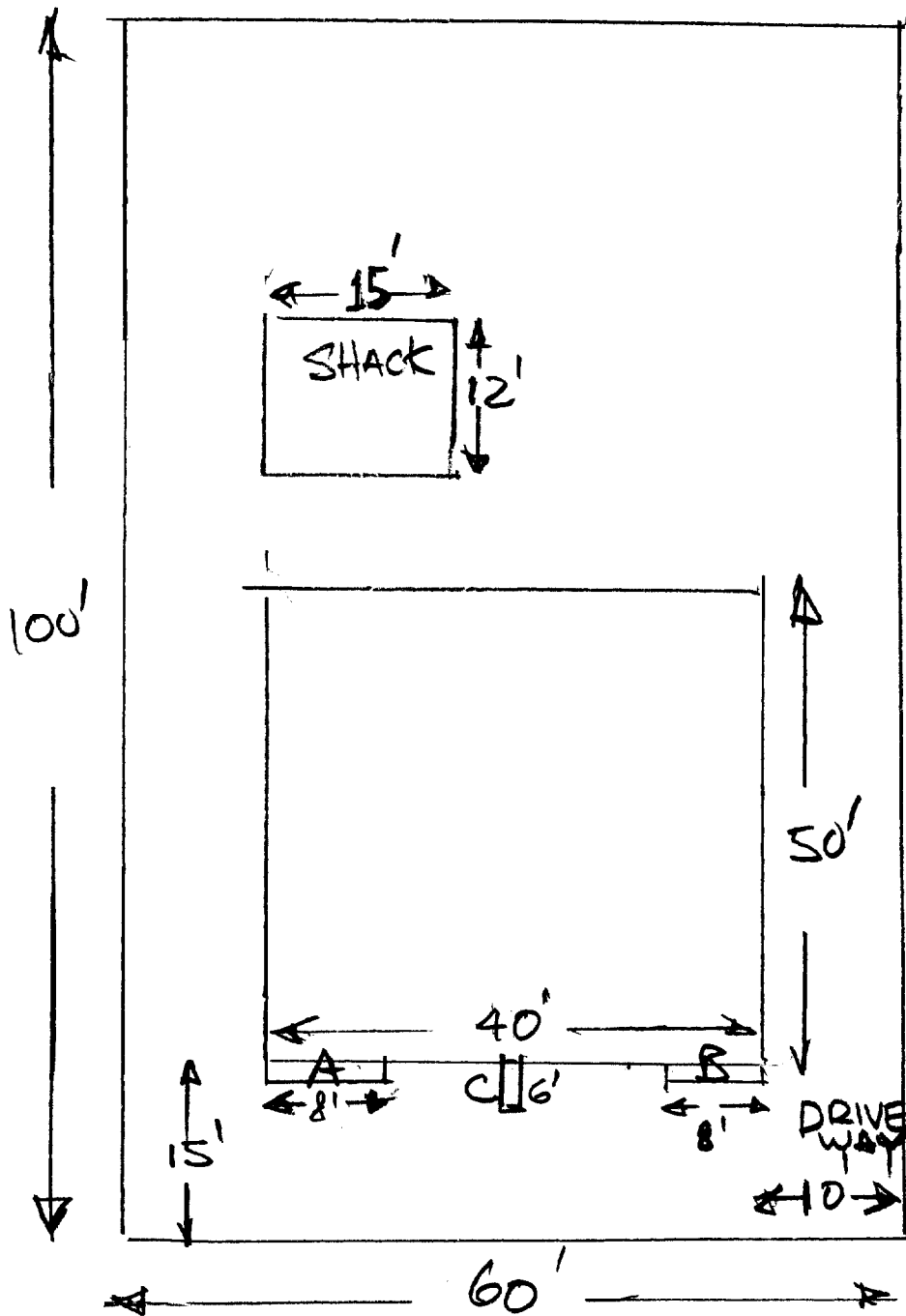
*Replacing Existing*

**YOU SHALL PROVIDE:**

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: 9/6/02

# SKETCH PLAN



A & B 2.5' x 3'  
C 5' x 6'

replacing existing

A, B & C ARE EXISTING SIGNAGES

PROPOSED SIGNAGES ARE THE SAME WITH DIFFERENT NAME

**CERTIFICATE OF INSURANCE**



- STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
- STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois
- STATE FARM FIRE AND CASUALTY COMPANY, Scarborough, Ontario
- STATE FARM FLORIDA INSURANCE COMPANY, Winter Haven, Florida
- STATE FARM LLOYDS, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Name of policyholder FORTUNE GARDEN, INC.  
 Address of policyholder 1435 FOREST AVE. PORTLAND, ME. 04103  
 Location of operations same  
 Description of operations MERCHANT: TAKE OUT FOOD

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD		LIMITS OF LIABILITY (at beginning of policy period)	
		Effective Date	Expiration Date		
binder	Comprehensive Business Liability	09/1/02	09/12/03	BODILY INJURY AND PROPERTY DAMAGE	
This insurance includes:		<input type="checkbox"/> Products - Completed Operations <input type="checkbox"/> Contractual Liability <input type="checkbox"/> Underground Hazard Coverage <input type="checkbox"/> Personal Injury <input type="checkbox"/> Advertising Injury <input type="checkbox"/> Explosion Hazard Coverage <input type="checkbox"/> Collapse Hazard Coverage <input type="checkbox"/> <input type="checkbox"/>		Each Occurrence	\$ 1,000,000
				General Aggregate	\$ 2,000,000
				Products - Completed Operations Aggregate	\$
	EXCESS LIABILITY	Effective Date	Expiration Date	BODILY INJURY AND PROPERTY DAMAGE (Combined Single Limit)	
<input type="checkbox"/> Umbrella <input type="checkbox"/> Other				Each Occurrence	\$ 1000000
				Aggregate	\$ 2000000
	Workers' Compensation and Employers Liability			Part 1 STATUTORY Part 2 BODILY INJURY	
				Each Accident	\$
				Disease Each Employee	\$
				Disease - Policy Limit	\$
POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD		LIMITS OF LIABILITY (at beginning of policy period)	
		Effective Date	Expiration Date		

**THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.**

If any of the described policies are canceled before its expiration date, State Farm will try to mail a written notice to the certificate holder \_\_\_\_\_ days before cancellation. If however, we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Name and Address of Certificate Holder

CITY OF PORTLAND  
 389 CONGRESS ST.  
 PORTLAND, ME, 04101

Signature of Authorized Representative [Signature] Date 9-12-02  
 Title \_\_\_\_\_

Agent's Code Stamp

AFO Code **D. NEWMAN (INC)** **1089**  
**MAINE** **F874**


TO: CITY OF PORTLAND  
ZONING DEPT

FROM: FORTUNE GARDEN INC.

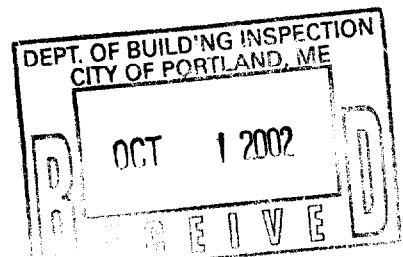
DEAR SIR,

THIS IS TO CERTIFY THAT  
FORTUNE GARDEN TAKE OUT RETAIL  
WILL NOT HAVE SEATING CAPACITY  
MORE THAN NINE. THANK YOU  
FOR YOUR ATTENTION.

REGARDS

  
PRESIDENT

SEPT 30, 02





To: THE CITY PERMIT DEPARTMENT

PLEASE BE INFORMED, FORTUNE  
GARDEN INCORPORATED IS PERMITTED  
TO INSTALL SIGNAGES ON THE  
BUILDING. THANK YOU FOR YOUR  
ATTENTION.

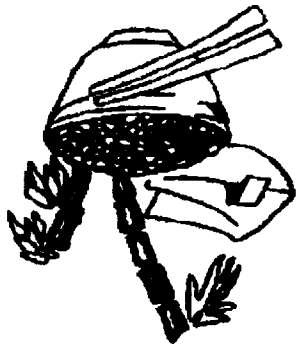
REGARDS

Filomena M. Russell

FILomenA M. RUSSELL

18

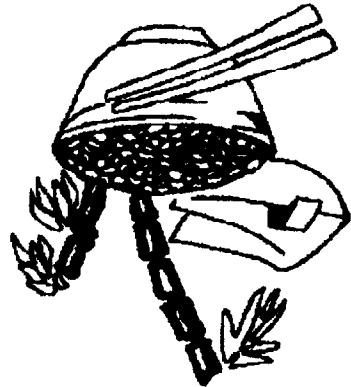
**福和園 878-8989**  
**CHINESE TAKE-OUT**  
**FORTUNE GARDEN**



2151

207

**CHINESE Take-Out**



**FORTUNE GARDEN**  
**福和園**

51

307

19

Location of Construction: 1435 Forest Ave		Owner: Robert Russell Jr.	Phone:
Owner Address: 25 S Winslow Rd Gorham ME	Lessee/Buyer's Name: Golden Mountain Wandy Yang	Phone: 803-1877****	Business Name:
Contractor Name: SAA	Address:	Phone:	
Past Use: vacant conv. store pizza	Proposed Use: chinese rest take-out	COST OF WORK: \$	PERMIT FEE: \$
Proposed Project Description: change of use from store/pizza to chinese rest.	Signature: <i>[Signature]</i>	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION Use Group <i>[Type]</i>
Permit Taken By: R	Date Applied For: Oct 31 2000	Signature: <i>[Signature]</i>	Date:

- 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

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

Permit No: **001263**

Permit Issued: **NOV - 6 2000**

Zone: **CBL**

Zoning Approval: *[Signature]*

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj
- Minor
- Dmm

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]*

PERMIT ISSUED  
WITH REQUIREMENTS

CERTIFICATE

CITY OF PORTLAND, MAINE

INTERPRETER SERVICE FORM

Date: 11/7/00

Department: Inspections

Customer's Name: Wendy Yang

Did customer accept or refuse the offer of interpreter services provided by the City of Portland? Accepted  Refused

*Tried to explain Conditions of issued permit (may be back if need interp)*

If accepted, indicate the service with an (x) and record the appropriate information:

\* RRP Interpret:  Interpreter's Name: \_\_\_\_\_

\* AT & T Language Line: \_\_\_\_\_

\* City of Portland Employee:  Name: \_\_\_\_\_

\* Other (please describe): \_\_\_\_\_

\* Appointment Date: \_\_\_\_\_ Time: \_\_\_\_\_

If refused, did the customer use an interpreter: Yes  No

Interpreter's Name: \_\_\_\_\_

Relation to Customer: \_\_\_\_\_ Age: \_\_\_\_\_

Customer's Signature Wendy Yang Date: 11-7-2000,

Department Representative Signature Rochy Au Date: 11/7/00

All programs, benefits or services provided by the City of Portland shall be made available to all eligible persons regardless of ability to speak and/or understand English. It is the policy of the City of Portland to provide interpreters at no cost to persons applying for or participating in any of its programs or services.

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/1999), 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

\*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 be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and 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/1999)

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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

\*27. All electrical, plumbing and HVAC permits must be obtained by 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. *Your plans show only take-out, no seats for eating - Any seating shall require a separate permit*

\*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *perm*

33. Bridging shall comply with Section 2305.16.

\*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

36. All flashing shall comply with Section 1406.3.10.

\*37. All cooking equipment shall be installed as per the manufacturer's requirements.

\*38. Kitchen exhaust equipment shall comply with Chapter 5 of the City's mechanical code The BOCA Mechanical Code/93.

\*39. Food Service shall follow the rules and regulations of both STATE and LOCAL.

\*40. Separate permits shall be required for any new signage

Samuel Hoffses, Building Inspector

Cliff McDougall, PFD

Marge Schmeckel, Zoning Administrator

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

BUILDING PERMIT REPORT

DATE: 1 November 2009 ADDRESS: 1435 Forest Ave. CBL: 340-D-004  
REASON FOR PERMIT: Change of use store/pizza to Chinese Takeout rest  
BUILDING OWNER: Robert Russell Sr.  
PERMIT APPLICANT: CONTRACTOR SAO  
USE GROUP: A-3 CONSTRUCTION TYPE: CONSTRUCTION COST: 5,000.00 PERMIT FEES: 5400

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*9 \*11 \*13 \*20 \*23 \*27 \*29 \*30 \*32 \*34 \*37 \*38 \*39 \*31 \*40

- 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
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
5. Waterproofing and dampproofing 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B,H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 1/2" 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
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 closure'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

