

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

Location of Construction: <u>23, 25, 27, 29 Delaware St.</u>		Owner: <b>** ALC DEvelopment **</b>	Phone: 883-1992	Permit No: <b>001041</b>
230 Allen Avenue <u>Building C</u>		Lessee/Buyer's Name:	BusinessName:	
Owner Address: <b>** 258 Black Point Rd Scarb. 04074</b>		Address: 258 Black Point Rd. Scarborough ME 04074	Phone: N/A	Permit Issued:
Contractor Name: <b>Chamberlain Construction</b>		Proposed Use: 4 Condo Units	<b>COST OF WORK:</b> \$ 400,000.00	
Past Use: Vacant Land			<b>PERMIT FEE:</b> \$ 2,424.00	Zone: <u>primary zone</u> CBL: <u>343-D-010</u> PRUD <u>343-C-4</u> Zoning Approval: <u>9/14/00</u> Special Zone or Reviews: <input type="checkbox"/> Shoreland <u>NA</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <u>= mostly 72 zone</u> <input type="checkbox"/> Subdivision <u>zone 2 SX</u> <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <u>Original -&gt; 1997/01/6</u> Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <u>see</u> <input type="checkbox"/> Conditional Use <u>original</u> <input type="checkbox"/> Interpretation <u>conditions</u> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <u>still in force</u>
Proposed Project Description: Construct 4 Unit Cond Building Part of 62 Unit Project		Signature:	<b>INSPECTION:</b> Use Group <u>A-3</u> Type: <u>50</u> <u>BOCA 90</u> Signature: <u>[Signature]</u>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
		Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By:		Date Applied For: GD August 29, 2000	Signature:	Date:

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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: August 29, 2000 PHONE: \_\_\_\_\_

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

**PERMIT ISSUED WITH REQUIREMENTS**  
 CE WITH DISTRICT  
 2

BUILDING PERMIT REPORT

DATE: 30 Aug 2006 ADDRESS: 230 Allen Ave. CBL: 343-D-010

REASON FOR PERMIT: To Construct 4 unit Condo - Multi-Single Family

BUILDING OWNER: ALC Development

PERMIT APPLICANT: CONTRACTOR Chamberlain Const.

USE GROUP: M-3 CONSTRUCTION TYPE: 59 CONSTRUCTION COST: 400,000 PERMIT FEES: 2424.00

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 \*2 \*4 \*5 \*8 \*9 \*10 \*11 \*12 \*13 \*14 \*15 \*19 \*26 \*28 \*29 \*30 \*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, approvals from the Development Review Coordinator and Inspection Services must be obtained.
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.
\*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.
\*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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
\*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.
\*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
\*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.
\*12. Headroom in habitable space is a minimum of 7'0".
\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
\*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
\*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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

... and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of 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):

- the immediate vicinity of bedrooms
- in all bedrooms
- in each story within a dwelling unit, including basements

... 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.

... Fire Alarm System shall maintained to NFPA #72 Standard.  
... Sprinkler System shall installed and maintained to NFPA #13 Standard.  
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)  
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".  
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/1999).
- 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. *Original conditions still in force*
- 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.
- 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 2405.0)
- 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).

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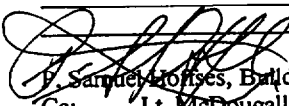
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P. Sampson, Building Inspector  
Cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator  
*M. J. W.*

PSH 11/25/99

**\*\*This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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.**

**\*\*\*\* Certificate of Occupancy Fees: \$50.00 each**

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

**CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$400,000.00 Plan Review # 1338/2K

Fee: \$2,424.00 Date: 30 August 2000

Building Location: 230 Allen Ave CBL: ~~2, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100~~ 343-D-010

Building Description: Multi Single Family Dwelling

Reviewed By: S. Hoffses

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

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

Correction List		
NO:	Description	Code Section
1.	All site plan and building Code requirements shall be completed before a Certificate of Occupancy can or will be issued	111.0 118.0
2.	Foundation drainage shall comply with Section 1813.5.2	1813.5.2
3.	Foundation anchorage shall comply with section 2305.17	2305.17
4.	Bridging shall comply with section 2305.16	2305.16
5.	Private garage shall comply with section 407.0	407.0
6.	Sound Transmission Control shall comply with section 1214.0	1214.0
7.	Chimney & Vents shall comply with NFPA 211 - BOCA Mech. Chapter 12	NFPA 211 BOCA Mech. 12
8.	Guardrails shall comply with section 1022.0	1022.0
9.	Hand rails shall comply with section 1021.0	1021.0
10.	Stairway shall comply with section 1014.0	1014.0
11.	Sleeping room egress & rescue window	1010.4

REV: PSH 4-7-00

Correction List		
NO:	Description	Code Section
11	Shall comply with section 1010.4	1010.4
12	Smoke detectors shall comply with section 920.3.2	920.3.2
13	Ventilation of crawl and attic spaces shall comply with section 1210.0	1210.0
14	Access to crawl and attic spaces shall comply with section 1211.0	1211.0
15	Washing shall comply with sec. 1508.0	1508.0
16	Glass and glazing shall comply with section 2406 safety glazing	2406.0
17	Skylights shall comply with section 2405	2405.0
18	Girder bearing shall comply with section 2305.6.1	2305.6.1
19	Boring, cutting & notching shall comply with section 2305.3, 2305.3.1, 2305.4.4 & 2305.5.1	see section
20	This permit is being issued and was reviewed as a multi single family dwelling - section 310.5	310.0
21	All Fastening shall comply with Table 2305.2	2305.2 table
22	Concrete Flooring shall comply with section 1905.0	1905.0

## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

X Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
NA Insulated footing provided  
X Soil bearing value (table 1804.3)  
X Footing width  
X Concrete footing (1810.0) .3.1, 3.2  
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### Foundation Walls

X Design (1812.1)  
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
SA Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
BA Anchorage bolting in concrete (2305.17)  
L Columns (1912)  
SA Crawl space (1210.2) Ventilation  
SA Crawl opening size (1210.2.1)  
SA Access to crawl and attic space ( 1211.0 )  
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### 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  
SA Girder 4" bearing 2305.6.1

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SA~~ 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
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ 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)
- ~~NA~~ Metal construction
- ~~MX~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

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

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**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- SA Masonry (1206.0)
- \_\_\_\_\_ Factory - built (1205.0)
- \_\_\_\_\_ Masonry fireplaces (1404)
- \_\_\_\_\_ Factory - built fireplace (1403)
- SA NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

Chapter 12

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**Load Design Criteria**

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>48 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

- X Labeling (2402.1)
- X Louvered window or jalousies (2402.5)
- X Human impact loads (2405.0)
- SR Specific hazardous locations (2405.2)
- SR Sloped glazing and skylights (2404)

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**Private Garages (Chapter 4)**

- SA 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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**Egress (Chapter 10)**

- X One exit from dwelling unit (1010.2)
- SL 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)
- SA Stairways (1014.3) 36" W
- SA Treads (1014.6) 10" min.
- SA Riser (1014.6) 7 3/4" max.
- SA Solid riser (1014.6.1)
- MA Winders (1014.6.3)
- MA Spiral and Circular (1014.6.4)
- SA Handrails (1022.2.2.) Ht.
- SA Handrail grip size (1022.2.4) 1 1/4" to 2"
- SA Guards (1012.0) 36" min.

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\_\_\_\_\_  
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**Smoke Detectors (920.3.2)**

- SA Location and interconnection
- SL Power source

**Dwelling Unit Separation  
Table 602**

yes

Electrical  
NFPA # 7p

Applicant: ALC Development

Date: 9/14/00

Address: 23, 25, 27, 29 Delaware Court  
Washington Crossing Bldg "C"  
C.B.L.: 343-C-14  
CHECK-NST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-3 PRUD  
(R-5 only off Wash. Ave frontage)

Interior or corner lot -

Proposed Use/Work - Construct 4 units part of Bldg 'C'

Sewage Disposal - city

Lot Street Frontage - 50' → OK

Front Yard - ① min. Distance between detached PRUD units → 16' min

Rear Yard -

Side Yard - ② 4 attached units; min building setback from external property lines (i.e. subdivision lines of property) → 35' req - 100' + 8' show

Projections -

Width of Lot -

Height - 35' MAX - 23.5' show

Lot Area - 6,500 - ③ recreation open spaces shall be 25' from any structure -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - -ok already determined for full site

Loading Bays - N/A

Site Plan - WAS originally approved under # 1999016

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - mostly panel 1 } Flood zone  
some of panel 2 }

→ Patios may be only constructed of patio blocks or bricks - not connected with structural elements

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



**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <b>230 Allen Ave Bldg C</b>		
Total Square Footage of Proposed Structure <b>6,000</b>	Square Footage of Lot <b>2.6 Acres (Part of 50.6)</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>343</b> Block# <b>D</b> Lot# <b>010</b>	Owner: <b>AKC Development</b>	Telephone#: <b>883-1992</b>
Owner's Address: <b>AKC Development Corp 258 Black Pt Rd Scar. Me 04074 *</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$400,000</b> Fee <b>\$2,424</b>
Proposed Project Description: (Please be as specific as possible) <b>Four unit Condo Building Part of 62 unit project</b>		
Contractor's Name, Address & Telephone <b>Chamberlain Construction 258 Black Pt Rd Scar. Me 04074</b> Rec'd By		
Current Use: <b>hand/vacant</b>	Proposed Use: <b>4 Condo units (Bldg C)</b>	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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: <b>Eliud Chamberlain</b>	Date: <b>8-28-00</b>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum