

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

Location of Construction: 161 Plymouth St 159-163 Plymouth St		Owner: Hayden, Margaret K.		Phone:		Permit No: 980070	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Morrell & LeFevre 759/1426		Address: 72 Auburn St Portland, ME 04103		Phone: 759-1426/Pager		Permit Issued: FEB - 5 1998	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 115,000.00		PERMIT FEE: \$ 595.00	
Proposed Project Description: Construct 1-fam dwelling w/REAR Deck		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-3 Type: 5B BOCAGE		Zone: CBL: 345-B-003/004	
		Signature:		Signature:		Zoning Approval: OK with conditions 2/2/98	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 27 January 1998					

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..

**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: 2/2/98

**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

28 January 1998 - Permit Routed  
27 January 1998

SIGNATURE OF APPLICANT: *Bill Morrell* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

CEO DISTRICT 7

COMMENTS

- 2/6/98 Called Bill Morill Re: Starting date - discussed 24' house "Staircase Problem" - advised Bill to "get ahead of the problem" and submit solution early - B-4 construction starts - also discussed lock of framing detail or Plans - Bill w/ provide detail Plans. (P)
- 3/2/98 Call for Footing Insp - Spoke again w/ B.M. about 24' stair problem & framing detail - he will redesign & discuss w/ M. Nugent / S. Hoffers - Footing ok to Pour (P)
- 3/4/98 Amendment filed for detail chg 2 to 2 1/2 Story - Foundation Joins up - Schedules / Depth / Thickness ok - ok to pour (P)
- 3/5/98 - Amendment approved / attached (P)
- 3/6/98 - Backfill Inspection by A. Powers (see notes on attached sheet) Backfill ok
- 3/10/98 - B. Morill came in & spoke w/ M. Nugent Re: 24' stair problem - solution not acceptable to M.N. - Bill will re work (P)
- 3/17/98 - Site Visit - Framing in papers - Bill presented various 24' stair solutions none acceptable - (P)
- 3/18/98 - B. M. Called - Will make several structural changes to conform to head/riser / headspace on stairs - will file amendments (P)
- 4/22/98 - Rough framing ok - and stairs - Rough plumbing ok - ok to Check (P)
- 5/15/98 - Septic System done by Mike Nugent - ok -
- 5/18/98 - Final - all ok (P)

Issue Perm. Copy -  
 Single family Dwelling w/ attached deck  
 No garage  
 (P)

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

# BUILDING PERMIT REPORT

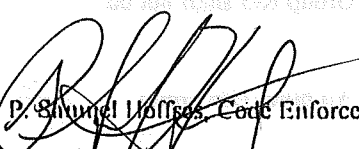
DATE: 3/Feb/98 ADDRESS: 161 Plymouth St (345-B-003/004)  
 REASON FOR PERMIT: To Construct a single Family dwelling  
 BUILDING OWNER: Margaret K. Hayden  
 CONTRACTOR: Merrell & L.E. Feure  
 PERMIT APPLICANT: Bill Merrell APPROVAL: \*1 \*2 \*3 \*6 \*8 \*9 \*10 \*11 \*12 \*16 \*22 \*25 \*26 \*28 \*29  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

- 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 3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".)
- \* 9. Headroom in habitable space is a minimum of 7'6".
- 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.
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- X 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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 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 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms

In each story within a dwelling unit, including basements  
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 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.
- 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- X22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X27. All requirements must be met before a final Certificate of Occupancy is issued.
- X28. 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).
- X29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X30. Please read and implement attached Development Review Application Conditions.
- X31. Draft Stopping shall be installed parallel to the main Framing members.
- X32. ASphalt shingles - ASTM D 225 OR D 3462
- X33. SAFTY glazing as per Chapter 24 section 2405.2 of the building code.
- X34. Foundation Anchorage as per Chapter 2405.2 of the building code

  
P. Samuel Hoffges, Code Enforcement  
cc: Lt. McDonnell, PFD  
Marge Schinuckal



# BUILDING PERMIT REPORT

DATE: 5 MAR 98 ADDRESS: 161 PLYMOUTH ST (345-B-093/004)  
REASON FOR PERMIT: Re structure Foundation  
BUILDING OWNER: Margaret Hayden  
CONTRACTOR: Marrell deFeve  
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, \*3,

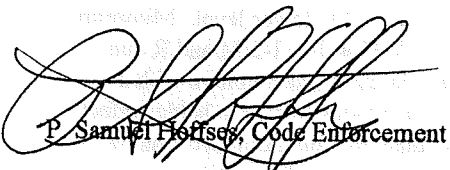
- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- \*3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

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23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Foundation drain water proofing and clamp proofing shall be done in accordance with sections 1813.0 & 13.512
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_



P. Samuel Hoffsey, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

345-B-003

## PROPERTY ADDRESS

Town Or Plantation: Portland  
Street Subdivision Lot #: 161 Plymouth St

## PROPERTY OWNERS NAME

Last: Carland First: Edward

Applicant Name: Edward B Carland

Mailing Address of Owner/Applicant (If Different): 35-6th St 04103

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: Edward B Carland Date: \_\_\_\_\_

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

PORTLAND Date Permit Issued: 4.29.8 6445 TOWN COPY \$ 30 FEE  If Double Fee Charged L.P.I. # 0124  
Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## PERMIT INFORMATION

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type Of Structure To Be Served:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1338</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. <b>OR</b> <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	<u>0, 2</u>	Hosebibb / Sillcock	<u>0, 2</u>	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. <b>OR</b> <input type="checkbox"/> TRANSFER FEE [\$6.00]		Urinal	<u>0, 1</u>	Sink
		Drinking Fountain	<u>0, 3</u>	Wash Basin
		Indirect Waste	<u>0, 3</u>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	<u>0, 1</u>	Clothes Washer
		Grease / Oil Separator	<u>0, 1</u>	Dish Washer
		Dental Cuspidor	<u>0, 1</u>	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		<b>Fixtures (Subtotal) Column 2</b>		<b>Fixtures (Subtotal) Column 1</b>
				<b>Fixtures (Subtotal) Column 2</b>
		<u>14</u>	<b>Total Fixtures</b>	
		\$	<b>Fixture Fee</b>	
		\$	<b>Transfer Fee</b>	
		\$	<b>Hook-Up &amp; Relocation Fee</b>	
		\$ <u>56.00</u>	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering

345-B-003

## PROPERTY ADDRESS

Town Or  
Plantation

Portland

Street  
Subdivision Lot #

161 Plymouth St

## PROPERTY OWNERS NAME

Last: Profermo

First: Edward

Applicant  
Name:

Edward B Carland

Mailing Address of  
Owner/Applicant  
(If Different)

35-6th St 04103

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Edward B Carland

Signature of Owner/Applicant

Date

PORTLAND

Date

Permit  
Issued:

4.7.98

PERMIT # 6445

STATE COPY

\$

50

FEE Double Fee Charged

L.P.I. #

0124

Local Plumbing Inspector Signature

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

### Type Of Structure To Be Served:

### Plumbing To Be Installed By:

- NEW PLUMBING
- RELOCATED PLUMBING

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER — SPECIFY \_\_\_\_\_

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 1,3,3,8

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
[\$6.00]

### Column 2 Type of Fixture

Number

0, 2

Hosebibb / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, etc.

Grease / Oil Separator

Dental Cuspidor

Bidet

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

Fixtures (Subtotal)  
Column 2

Number

0, 2

Bathtub (and Shower)

Shower (Separate)

0, 1

Sink

0, 3

Wash Basin

0, 3

Water Closet (Toilet)

0, 1

Clothes Washer

0, 1

Dish Washer

0, 1

Garbage Disposal

Laundry Tub

Water Heater

Fixtures (Subtotal)  
Column 1

Fixtures (Subtotal)  
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee  
(Total)

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

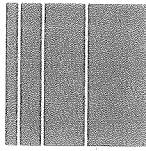
\$

\$

\$

\$ 56.00





**Sebago Technics**  
*Engineering & Planning for the Future*

345-B-3/4

161 PLYMOUTH ST. June 1, 1998  
97545

Mr. Mike Nugent  
Code Enforcement Officer  
City of Portland  
City Hall  
389 Congress Street  
Portland, Maine 04101

**161 Plymouth Street, Subsurface Wastewater Disposal System**

Dear Mike:

Based upon our telephone conversation on May 18, 1998, I am writing this letter to confirm my approval of the installation of 16 inch high plastic chambers at this location instead of the 13 inch high plastic chambers depicted in my design. I also approve the use of flow equalizers in the distribution box to equalize the flow out the distribution box to the respective plastic chamber rows. Neither one of these changes to my plan will have a detrimental impact the subsurface wastewater disposal system, in fact they have the ability to enhance the performance of the system and possibility increase its longevity.

I appreciate the time you have taken to contact me and notify me of these changes to my design. If you have any further questions, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Mark J. Hampton, C.S.S., L.S.E.  
Director of Soil Science

MJH:dlf

cc: Bill Morrill



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

**MEMORANDUM**

**TO:** Code Enforcement

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

**DATE:** May 18, 1998

**SUBJECT:** Request for Certificate of Occupancy  
161 Plymouth Street (345-B-003/004)

On May 18, 1998 I reviewed the site for compliance with the conditions of approval dated 1-26-98.

It is my opinion that all of the conditions of approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Applicant: Bill Morrell

Date: 2/2/98

Address: 16 Plymouth St

C-B-L: 345-B-3 & 4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New 1 family

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct, 1 Family Dwelling - NO GARAGE  
24x32  
NO REAR DECK  
IS SHOWN

Sewage Disposal - Private - HAS HHE-200

Lot Street Frontage - 50' req - 80' shown -

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 50' + shown

Side Yard - 14' req - 14' + shown on both sides

→ Projections - rear bulkhead - 2' overhang in front - right side steps -

Width of Lot - 75' req - 80' shown

Height - 2 story - -

Lot Area - 6,500 sq ft 8528 sq ft

Lot Coverage/ Impervious Surface - 25% of 2132 sq ft max

Area per Family - 6,500

Off-street Parking - 2 req - 2 + shown in drive way - NO GARAGE

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

24x32 = 768 sq ft

OK

**MEMORANDUM**

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

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

**DATE:** May 18, 1998

**RE:** Request for Certificate of Occupancy  
161 Plymouth Street (345-B-003/004)

---

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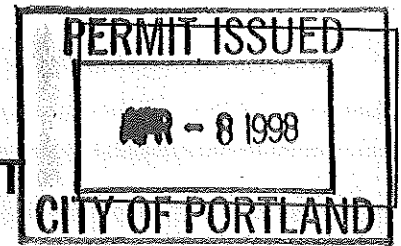
JN1350.10disk4/161plym.doc





FILL IN AND SIGN WITH INK 980323

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 345-B-003

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 161 Plymouth St Use of Building 1-fam Date 07 April 1998  
Name and address of owner of appliance Morrell & Le Fevre 72 Auburn St Portland, ME 04103

Installer's name and address Bill Morrell SAA

Telephone 797-7218

### Location of appliance:

- Basement
- Attic
- Floor
- Roof

### Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Peerless

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 # 2768
- Gas # \_\_\_\_\_
- Other \_\_\_\_\_

### Type of Chimney:

- Masonry Lined  
Factory built \_\_\_\_\_
- Metal  
Factory Built U.L. Listing # \_\_\_\_\_
- Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil
- Gas

Size of Tank 275 gal

Number of Tanks 1

Distance from Tank to Center of Flame 6' feet.

Cost of Work: 5,000.00

Permit Fee: 45.00

Approved

Approved with Conditions

Fire: [Signature]

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

See attached letter or requirement

Signature of Installer William Morrell

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

19970089

I. D. Number

Morrell & LeFevre

10/28/97

Applicant

Application Date

72 Auburn St, Portland, ME 04103

Plymouth St

Applicant's Mailing Address

Project Name/Description

Sebago Tech/Mark Hampton

159- 163 Plymouth St

Consultant/Agent

Address of Proposed Site

856-0277

856-2206

345-B-003/004

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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**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 161 Plymouth 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 street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

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 kept on-site. Plymouth Street shall be kept clean of tracked soil from vehicles. Silt fence shall be placed downgradient of all disturbed soil.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, a pool and/or garage.
2. Any architectural feature may not project more than 2 feet into a required setback.

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**Fire Conditions of Approval**







CITY OF PORTLAND, MAINE  
 SITE PLAN REVIEW (ADDENDUM)  
 CONDITIONS OF APPROVAL

APPLICANT: THOMAS GROER  
 ADDRESS: 2 BLACKHOUSE RUN, GORHAM, ME 04038  
 SITE ADDRESS/LOCATION: 28 REDLON PARK ROAD  
 DATE: 1/26/98

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  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.
2.  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.
3.  Your new street address is now 28 REDLON PARK ROAD, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

- 8. \_\_\_\_\_ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. ✓ The site contractor shall establish finish grades at the building 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.
- 11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), 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 the drainage from the property.
- 12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. ✓ ERODED SOIL SHALL BE CONTAINED ON-SITE.  
SILT FENCE SHOWN ON THE APPROVED PRUD  
SITE PLAN SHALL BE FULLY INSTALLED PRIOR TO  
ON-SITE SOIL DISTURBANCE.

cc: Katherine Staples, P.E., City Engineer

14. ✓ <sup>FINAL</sup> GRADING BEHIND THE HOUSE SHALL  
DIRECT ALL RUNOFF TO THE WESTERLY  
PROPERTY LINE IN CONFORMANCE WITH  
THE INTENT OF THE APPROVED SITE PLAN.  
PRUD

15. ✓ NO BUILDING PERMIT CAN BE ISSUED  
UNTIL A CULVERT (PERMANENT OR TEMPORARY)  
IS INSTALLED ACROSS THE ROAD WITHIN  
THE DRAINAGE COURSE IN THE SITE. AS

O:\PLAN\CORRESP\SECRETAR\FORMS\CONDAPP.SAP10/10/96

REQUIRED BY THE DIRECTOR OF URBAN DEVELOPMENT  
AND PLANNING.

CITY OF PORTLAND, MAINE  
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."



# GENERAL NOTES

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1. PROPERTY IS LOCATED WITHIN THE RESIDENTIAL-3 (R-3) ZONE. SHOWN AS LOTS 3 AND 4 ON CITY OF PORTLAND TAX MAP NO. 345, BLOCK-B. SETBACKS SHOWN ON THIS PLAN ARE AS REQUIRED FOR A 2-STORY BUILDING.

## SPACE / BULK REQUIREMENTS:

MIN. LOT SIZE ..... 6,500 SF.

MIN. STREET FRONTAGE ..... 50 FT.

FRONT YARD SETBACK ..... 25 FT.

REAR YARD SETBACK ..... 25 FT.

## SIDE YARD SETBACK:

1-STORY ..... 8 FT.

1½-STORY ..... 8 FT.

2-STORY ..... 14 FT.

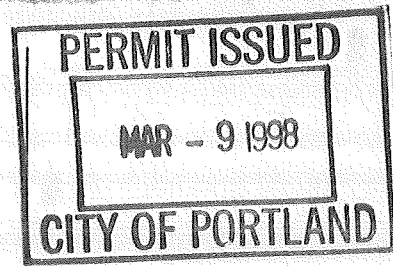
2½-STORY ..... 16 FT.

MAX. LOT COVERAGE ..... 25%

MAX. STRUCTURE HEIGHT ..... 35 FT.

2. TOPOGRAPHY SHOWN IS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY SEBAGO TECHNICS, INC., OCTOBER, 1997.
3. RECORD OWNER IS MARGARET K. HAYDEN, 44 PROVIDENCE STREET PORTLAND, MAINE, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 11948, PAGE 243, DATED JUNE 6, 1995. LOT IS A RECORDED LOT, SHOWN AS LOTS 63 AND 64 ON PLAN OF DEERING VILLA MADE BY C.A. THAYER, C.E., DATED JUNE, 1907, AS RECORDED IN CUMBERLAND COUNTY REGISTRY IN PLAN BOOK II, PAGE 7.
4. CONTRACTOR SHALL GRADE, APPLY 4" LOAM, SEED AND MULCH TO ALL DISTURBED AREAS. COMPLY WITH BEST MANAGEMENT PRACTICES (BMP's).
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION AND SHALL COORDINATE WORK WITH THE CITY'S DEVELOPMENT REVIEW COORDINATOR AND INSPECTIONS DEPARTMENT.
6. CONTRACTOR SHALL CLEAR AND REMOVE ALL MATERIALS DEPOSITED ON STREETS, SIDEWALKS OR OTHER PUBLIC WAYS.
7. SITE CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE MAY REQUIRE MODIFICATION TO PROPOSED LOT GRADING. CONTRACTOR SHALL COORDINATE MODIFICATIONS WITH CITY DEVELOPMENT REVIEW COORDINATOR.
8. BEARING AND DISTANCES AND TIES TO HOUSE ARE BASED UPON STANDARD BOUNDARY SURVEY PREPARED BY OWEN HASKELL, INC. FOR WILLIAM MORRELL AND DATED JANUARY 20, 1998

980187



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

05 March 1998

345-B-003/004

The undersigned hereby applies for amendment to Permit No. 980070 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 161 Plymouth St Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Hayden, Margaret Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Morrell & LeFevre Telephone \_\_\_\_\_

Architect 72 Auburn St Portland, ME 04103 759-1426/Pager Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building 1-fam No. families \_\_\_\_\_

Last use 1-fam No. families \_\_\_\_\_

Increased cost of work -0- Additional fee 25.00

## Description of Proposed Work

Restructure foundation as per submitted plans

*over 1/2 the floor to ceiling height in the basement is below grade*

*Bill Morrell*  
Bill Morrell

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Framing lumber — Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved:

*R-3 zone OK - S original conditions still apply - 3/5/98*

Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_

Inspector of Buildings

INSPECTION COPY — WHITE  
APPLICANT'S COPY — YELLOW

FILE COPY — PINK  
ASSESSOR'S COPY — GOLDEN

**BOCA®**  
**NATIONAL BUILDING CODE/1996**  
**PLAN REVIEW RECORD**

Valuation: \$ 115,000  
 Fee: \$ 595.00

Plan Review #                       
 Date: 3 Feb 98

JURISDICTION Portland, Me.  
(City, County, Township, etc.)

BUILDING LOCATION 161 Plymouth Street 345-B-003/004  
(Street address)

BUILDING DESCRIPTION Single Family dwelling R-3 1996 BOCA.

REVIEWED BY S. Hoffses 3 Feb. 98

Numerals indicated in parenthesis are applicable code sections of the 1996 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	These plan went through site plan review minor-minor single family dwelling. (See Development Review application conditions)	
2.	IF This proposed building is not on a public sewer or water, NO work is to begin until an approved FFE-200 Plumbing Application has been submitted to this office and approved.	
3.	Draftstopping shall be installed parallel to the main framing members. The spaces shall be divided into approximately equal areas not greater than 500 sq. ft.	721.7.2
4.	Single and Multiple Station Smoke Detectors See attached report.	920.3.2
5.	Room Dimensions.	1204
6.	Treads & risers.	1014.6



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**BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.**  
 4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795



NOTES: N.R. — Not required  
 N.A. — Not applicable

## ADMINISTRATION (Chapter 1)

N.R. Complete construction documents (107.5, 107.6, 107.7)      N.R. Signed/sealed construction documents (107.7, 114.1)

Site Plan 2 Sheets of Plans

## BUILDING PLANNING (Chapters 3, 4, 5, 6)

### USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

Single Use Group \_\_\_\_\_ Specific occupancy areas (302.1.1)  
 \_\_\_\_\_ Mixed Use Groups \_\_\_\_\_ Accessory areas (302.1.2)

### GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

#### AREA MODIFICATIONS TO TABLE 503

OK

% of Allowable tabular area (Table 503)	100%
% Reduction for height (Table 506.4)	- _____ %
% Increase for open perimeter (506.2)	+ _____ %
% Increase for automatic sprinklers (506.3)	+ _____ %
Total percentage factor	= _____ %
Conversion factor	_____ %
<i>(Total percentage factor/100%)</i>	

Open perimeter (506.2) North East South West

Open perim. \_\_\_\_\_ ft.      Perimeter \_\_\_\_\_ ft.

% Open perimeter = *(Open perim./perim.) × 100%*

% Tab. area increase = *2 × (% Open perim. - 25%)*

OK

#### CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 768 ft.<sup>2</sup>      Actual building height \_\_\_\_\_ feet \_\_\_\_\_ stories  
 Adjusted floor area\* OK ft.<sup>2</sup>      Allowable building height \_\_\_\_\_ feet \_\_\_\_\_ stories

\*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction \_\_\_\_\_ Type of construction assumed for review (602.3) \_\_\_\_\_

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area ft <sup>2</sup>	Adjusted floor area* ft <sup>2</sup>	Actual height ft	Actual height stories	Allowable height (Table 503) ft	Allowable height (Table 503) stories
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

\*Adjusted floor area = actual floor area/conversion factor

$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$

Permitted types of construction \_\_\_\_\_ Type of construction assumed for review (602.3) \_\_\_\_\_

UNLIMITED AREA ONE-STORY BUILDINGS

\_\_\_\_\_ Use group classification (507.1) **NR** School buildings (507.1.1)  
 \_\_\_\_\_ Building height (story, feet) (507.1) \_\_\_\_\_ High-hazard use groups (507.1.2)  
 \_\_\_\_\_ Type of construction (507.1) \_\_\_\_\_ Exterior walls (507.2)  
 \_\_\_\_\_ Automatic sprinkler system (507.1, 904.11) \_\_\_\_\_

MEZZANINES

\_\_\_\_\_ Area limitation (505.2) \_\_\_\_\_ Openness (505.4)  
 \_\_\_\_\_ Egress (505.3) \_\_\_\_\_

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

\_\_\_\_\_ Tenant separations (402.4)  
 \_\_\_\_\_ Egress (402.5)  
**NR** \_\_\_\_\_ Mall width (402.6)  
 \_\_\_\_\_ Structural elements (402.7)  
 \_\_\_\_\_ Roof coverings (402.8)  
 \_\_\_\_\_ A-1, A-2 occupancy (402.9)  
 \_\_\_\_\_ Automatic sprinkler system (402.10)  
 \_\_\_\_\_ Standpipes (402.11)  
 \_\_\_\_\_ Fire department access (402.12)  
 \_\_\_\_\_ Kiosk requirements (402.14)

\_\_\_\_\_ Parking structures (402.15)

HIGH-RISE BUILDINGS

**NR** \_\_\_\_\_ Automatic sprinkler system (403.2)  
 \_\_\_\_\_ Alternative sprinkler modifications (403.3)  
 \_\_\_\_\_ Automatic fire detection (403.4)  
 \_\_\_\_\_ Voice/alarm signaling systems (403.5)  
 \_\_\_\_\_ Fire department communication (403.6)  
 \_\_\_\_\_ Fire command station (403.7)  
 \_\_\_\_\_ Elevators (403.8)  
 \_\_\_\_\_ Standby systems (403.9)  
 \_\_\_\_\_ Stairway doors (403.10)

**ATRIUMS**

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

**OTHER SPECIAL USE AND OCCUPANCY**

- Underground structures (405.0)
- Open parking structures (406.0)

**FIRE PROTECTION (Chapters 6, 7, 8, 9)**

**FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)**

**Note:** Entry in  indicates required rating in hours. NC indicates noncombustible construction required.

**COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)**

- Exterior walls
- Interior elements
- Roof

**CONSTRUCTION DOCUMENTS (703.0)**

- Fire tests (704.0)

**EXTERIOR WALLS (507.2, 705.0, 716.5)**

	North	East	South	West
Fire separation distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nonloadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Exterior opening protectives (705.3, 706.0)

- Parapet walls (705.6)

**FIRE SEPARATION ASSEMBLIES**

- Exit enclosures (709.0, 710.0, 1014.11)
- Other shafts (709.0, 710.0)
- Mixed use and fire area separations (313.1.2)
- Other separation assemblies (302.1.1, Table 602)

**FIRE PARTITIONS**

- Exit access corridors (711.0, 1011.4)
- Tenant separations (711.0)
- Dwelling unit separations (711.0)
- Guestroom separations (711.0)

**OTHER FIRERESISTANT CONSTRUCTION**

- Fire and party walls (707.0 and Table 707.1)
- Smoke barriers (712.0)
- Nonloadbearing partitions (Table 602)
- Interior loadbearing walls, columns, girders, trusses (716.0)
- Supporting construction (716.0)
- Floor construction (713.0, 1006.3.1)
- Roof construction (713.0, 715.0)
- Penetrations (714.0)
- Opening protectives (717.0, 719.0, 720.0)
- Fire dampers (718.0)
- Fireblocking/draftstopping (721.0)
- Thermal and sound-insulating materials (723.0)



## INTERIOR FINISHES (Chapter 8)

*NR*

Smoke development (803.3.2)

Flame spread (803.4)

*NR*

Floor finish (805.0, 806.0)

## FIRE PROTECTION SYSTEMS (Chapter 9)

### FIRE SUPPRESSION SYSTEMS (Where required)

- NR*
- Assembly (A-1, A-3, A-4) (904.2)
  - Assembly (A-2) (904.3)
  - Educational (E) (904.4)
  - High-hazard (H) (904.5)
  - Institutional (I) (904.6)
  - Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)
  - Residential (R-1) (904.8)
  - Residential (R-2) (904.9)
  - Windowless story (904.10)
  - Specific occupancy areas (302.1.1, 904.11)
  - Covered mall buildings (402.10)
  - High-rise buildings (403.2)
  - Atriums (404.2)
  - Underground structures (405.3)
  - Public garages (408.3.1)
  - Sound stages (411.7)
  - Stages and enclosed platforms (412.6)
  - Special amusement buildings (413.4)
  - HPM facilities (416.4)
  - Paint spray booths and storage rooms (419.3)
  - Unlimited area buildings (507.1)
  - Exit lobbies (1020.3)
  - Drying rooms (2806.4)
  - Waste- and linen-chutes/termination rooms (2807.6)
  - Refuse vaults (2808.4)

### FIRE SPRINKLER SYSTEMS

- NR*
- NFPA 13 system (906.2.1)
  - NFPA 13R system (906.2.2)
  - NFPA 13D system (906.2.3)
  - Design (906.3)
  - Actuation (906.4)
  - Sprinkler alarms (906.5)
  - Sprinkler riser (906.7)

### LIMITED AREA SPRINKLER SYSTEMS

- NR*
- Where permitted (907.2)
  - Design (907.3)
  - Actuation (907.4)
  - Standpipe connection (907.6)
  - Domestic supply (907.6.1)
  - Cross connection (907.6.2)
  - Shutoff valve (907.6.3)

### OTHER SUPPRESSION SYSTEMS

- NR*
- Water-spray fixed systems (908.0)
  - Carbon dioxide extinguishing systems (909.0)
  - Dry-chemical extinguishing systems (910.0)
  - Foam-extinguishing systems (911.0)
  - Halogenated extinguishing systems (912.0)
  - Clean agent fire extinguishing systems (913.0)
  - Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- NR Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- NR Required (916.1)
- Connections (916.2)

YARD HYDRANTS

- NR Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- NR Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- NR Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- NR Residential (R-1) (920.3.1)
- ✓ Residential (R-2, R-3) (920.3.2)
- NR Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS

- NR Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- NR Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- NR Size and spacing (923.2)

SUPERVISION

- NR Fire suppression systems (924.1)
- Fire alarm systems (924.2)



## MEANS OF EGRESS (continued)

NR	General limitations (1005.0)	NR	Ramps (1016.0)
	Air movement in egress elements (1005.7)		Means of egress doorways (1017.0)
	Types and location of egress (1006.0)		Number of doorways (1017.2)
	Exit access travel distance (1006.5 and Table 1006.5)		Size of doors (1017.3)
	Accessible means of egress (1007.0)		Door hardware (1017.4)
	Emergency escape (1010.4)		Revolving doors (1018.0)
	Exit access passageways and corridors (1011.0)		Horizontal exits (1019.0)
	Aisles and accessways (1012.0)		Level of exit discharge passageway (1020.0)
	Grandstands (1013.0)		Guards (1021.0)
	Interior stairways (1014.1 - 1014.11)		Handrails (1022.0)
	Exterior stairways (1014.1 - 1014.10, 1014.12)		Exit signs and lights (1023.0)
	Smokeproof enclosures (1015.0)		Means of egress lighting (1024.0)
			Access to roof (1027.0)

## ACCESSIBILITY (Chapter 11)

NR	Required (1103.0)		Accessible entrances (1106.0)
	Accessible route (1104.0)		Special use groups (1107.0)
	Parking facilities (1105.0)		Features and facilities (1108.0)

## INTERIOR ENVIRONMENT (Chapter 12)

OK	Room dimensions (1204.0)		Air-borne noise (STC) (1214.2)
	Roof spaces (1210.1, 1211.2)		Structure-borne sound (IIC) (1214.3)
	Crawl spaces (1210.2, 1211.1)		Ratproofing (1215.0)

## BUILDING ENVELOPE (Chapters 14, 15)

### EXTERIOR WALL COVERINGS (Chapter 14)

OK	Performance requirements (1403.0)	NR	Combustible material restrictions (1406.0)
	Wall sidings and veneers (1404.0, 1405.0)		

Handwritten notes for wall sidings and veneers:  
 7/16 OSB  
 Clapboards  
 1/2" x 6"

## ROOFS AND ROOF STRUCTURES (Chapter 15)

	Performance requirements (1505.0)	NR	Low-slope roof coverings (1507.5)
Non-Classified	Fire classification (1506.0)	C	Flashing (1508.0)
N/A	Steep-slope roof coverings (1507.4)	N/A	Roof structures (1510.0)

## STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

### STRUCTURAL LOADS (Chapter 16)

#### DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

#### Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
768	
1 <sup>st</sup> Floor	40 PSF
2 <sup>nd</sup> Floor	30 PSF

#### Live load reduction (1603.2, 1606.7)

42

#### Roof live loads (1603.3, 1607.0)

#### Roof snow loads (1603.4, 1608.0)

42

#### Ground snow load, $P_g$ (1608.3)

#### Wind loads (1603.5, 1609.0)

85

#### Basic wind speed (1609.3)

#### Earthquake loads (1603.6, 1610.0)

0.10

Group I

#### Other loads

#### STRUCTURAL DESIGN CALCULATIONS

NR

STRUCTURAL DESIGN CALCULATIONS (continued)

<u>NR</u>	Unbalanced snow loads considered (1608.6)	<u>NR</u>	Internal pressure effects considered (1609.7, 1609.8)
<u>NR</u>	Drift snow loads considered (1608.7)	<u>NR</u>	Components and cladding effects considered (1609.8)
<u>NR</u>	Sliding snow loads considered (1608.8)	<u>NR</u>	Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

<u>NR</u>	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	<u>NR</u>	Masonry construction (1705.5)
<u>NR</u>	Owner's special inspection program specified (1705.0)	<u>✓</u>	Wood construction (1705.6)
<u>NR</u>	Prefabricated items (1705.2)	<u>NR</u>	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
<u>NR</u>	Steel construction (1705.3)	<u>NR</u>	Fireresistive materials (1705.12)
<u>NR</u>	Concrete construction (1705.4)	<u>NR</u>	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

<u>NR</u>	Soil type (1611.0, 1802.1, 1804.1)	<u>NR</u>	Foundations (1814.0 - 1824.0)
<u>NR</u>	Bearing value (1611.0, 1802.1, 1804.1)	<u>NR</u>	Foundation walls (1611.0, 1812.0)
<u>NR</u>	Soil report (1802.1, 1804.1)	<u>NR</u>	Waterproofing/dampproofing (1813.0)
<u>NR</u>	Prepared fill (1804.1.1)	<u>NR</u>	Retaining walls (1611.0, 1825.0)
<u>NR</u>	Footings (1806.0 - 1811.0)		

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

<u>NR</u>	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<u>NR</u>	Minimum concrete strength (Table 1907.1.2[1])
<u>NR</u>	Minimum slab requirements (1905.1)	<u>NR</u>	Cold-weather and hot-weather curing specified (1908.9, 1908.10)

MASONRY (Chapter 21)

<u>NR</u>	Engineered masonry design/construction standard specified (2101.1.1)	<u>NR</u>	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
<u>NR</u>	Empirical masonry design (2101.1.2)	<u>NR</u>	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
<u>NR</u>	Construction materials (2104.0)	<u>NR</u>	Glass block (2118.0)
<u>NR</u>	Mortar type (2104.7)		

## STEEL (Chapter 22)

<u>NR</u>	Structural steel design/construction standard specified (2203.1, 2203.2)	<u>  </u>	Formed steel design/construction standard specified (2206.1)
<u>  </u>	Shop drawing preparation specified (2203.4)	<u>  </u>	Formed steel member identification (2206.6)
<u>  </u>	Open-web steel joist design/construction standard specified (2205.1)	<u>  </u>	

## WOOD (Chapter 23)

<u>  </u>	Installation inspections (2301.2)	<u>NR</u>	Seismic bracing (2305.8)
<u>  </u>	Design/construction standard specified (2303.1)	<u>  </u>	Foundation anchorage (2305.17)
<u>  </u>	Grade mark specified (2303.1.1)	<u>  </u>	Wood structural panels (2307.0)
<u>  </u>		<u>  </u>	Particleboard (2308.0)
<u>  </u>		<u>  </u>	Fiberboard (2309.0)
<u>NR</u>	Minimum dimensions (605.1, 2304.0)	<u>NR</u>	Fire-retardant-treated wood (2310.0)
<u>  </u>	Design/construction standard specified (2304.1)	<u>NR</u>	Decay and termite protection (2311.0)
<u>  </u>		<u>  </u>	Joist hangers (2312.0)
<u>  </u>		<u>NR</u>	Prefabricated components (2313.1, 2313.2)
<u>  </u>		<u>  </u>	Metal-plate-connected trusses (2313.3.1, 2313.3.2)

### HEAVY TIMBER CONSTRUCTION

### WOOD FRAME CONSTRUCTION

## NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

### GLASS AND GLAZING (Chapter 24)

<u>NR</u>	Skylights (2404.0)	<u>  </u>	Safety glazing (2405.0, 2406.0, 2407.0)
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### GYPSON BOARD AND PLASTER (Chapter 25)

<u>  </u>	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	<u>  </u>	Plaster (2504.0, 2505.0, 2506.0)
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### PLASTIC (Chapter 26)

<u>NR</u>	Approved materials (2601.2)	<u>  </u>	FOAM PLASTIC (2603.0)
<u>NR</u>	Identification (2601.4)	<u>  </u>	Labeling (2603.2)
<u>  </u>	Interior trim (2603.7)	<u>  </u>	Surface-burning characteristics (2603.3)
<u>  </u>	Alternative approval (2603.8)	<u>  </u>	Thermal barrier (2603.4)
<u>  </u>		<u>  </u>	Exterior walls (2603.5, 2603.6)



LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

NR

Diffusing systems (2604.5)

Wall panels (2605.0)

NR

Unprotected openings (2606.0)

Roof panels (2607.0)

Skylight glazing (2608.0)

## BUILDING SERVICES (Chapters 28, 30)

### MECHANICAL SYSTEMS (Chapter 28)

NR

Waste- and linen-handling systems (2807.0)

NR

Refuse vaults (2808.0)

### ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

NR

Construction standard specified (3001.2)

Elevator emergency operation (3006.2)

Hoistway enclosure (3007.1)

NR

Venting (3007.3 - 3007.6)

Opening protectives (3008.2)

Conveyors and escalators (3010.0, 3011.0)

## SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

### SPECIAL CONSTRUCTION (Chapter 31)

NR

Membrane structures (3103.0)

Flood-resistant construction (3107.0)

Towers (3108.0)

### PEDESTRIAN WALKWAYS (3106.0)

NR

Construction and use (3106.1 - 3106.3)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

### EXISTING STRUCTURES (Chapter 34)

#### ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Structural loads (1614.0, 3402.5)

Accessibility (1110.0, 3402.7)

Additions/alterations (3403.0, 3404.0)

Change of occupancy (1110.3, 3405.0)

Compliance alternative evaluation (3408.0)

#### BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____, serving number of floors _____	

## BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes \_\_\_\_\_ No \_\_\_\_\_, type and location \_\_\_\_\_  
 Fire alarm system: Yes \_\_\_\_\_ No \_\_\_\_\_, type \_\_\_\_\_  
 Smoke control: Yes \_\_\_\_\_ No \_\_\_\_\_, type \_\_\_\_\_  
 Adequate exit routes: Yes \_\_\_\_\_ No \_\_\_\_\_ Dead ends: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Maximum exit access travel distance \_\_\_\_\_ Elevator controls: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Means of egress emergency lighting: Yes \_\_\_\_\_ No \_\_\_\_\_ Mixed use groups: Yes \_\_\_\_\_ No \_\_\_\_\_

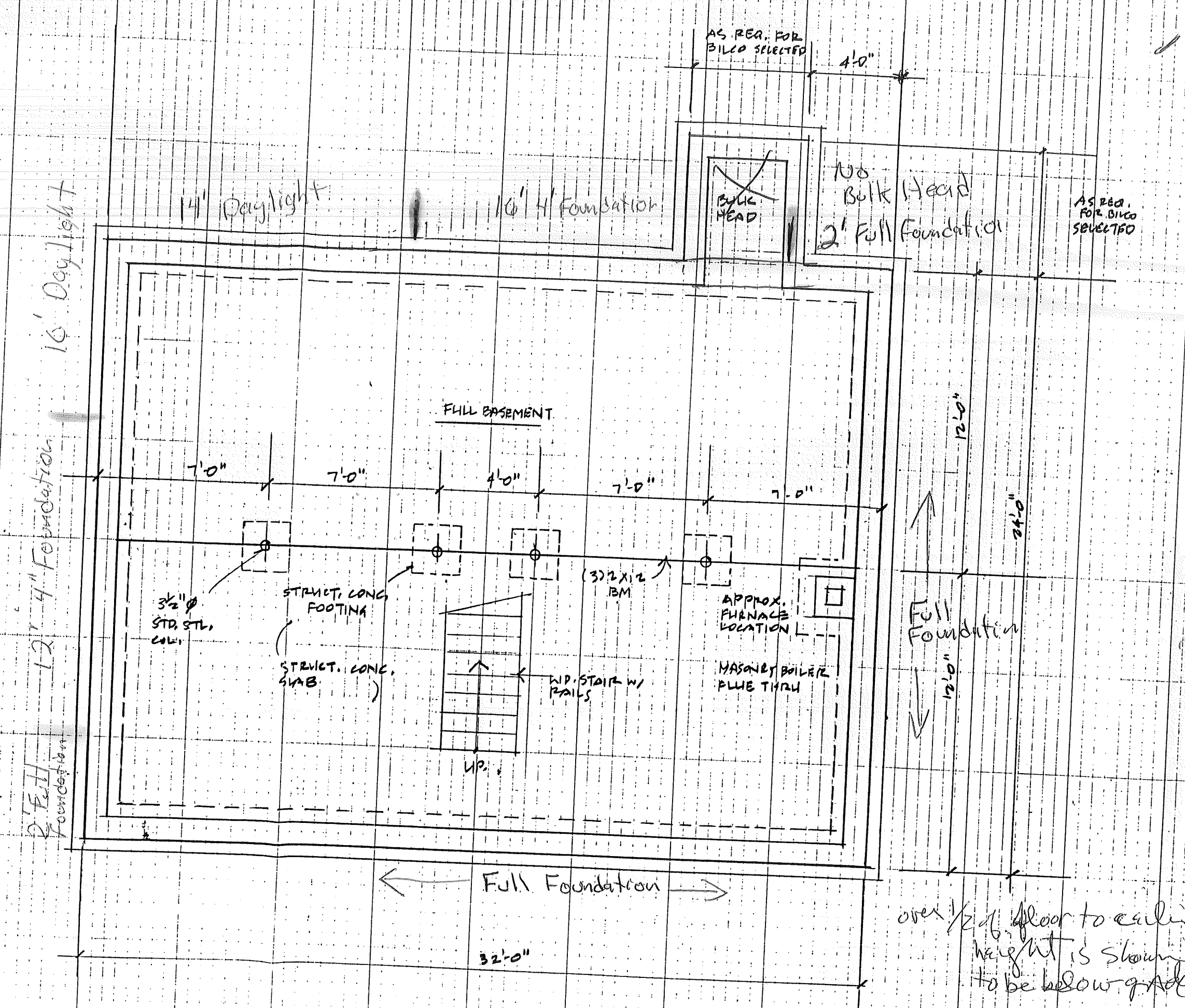
Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

\*\*\*\* No applicable value to be inserted.

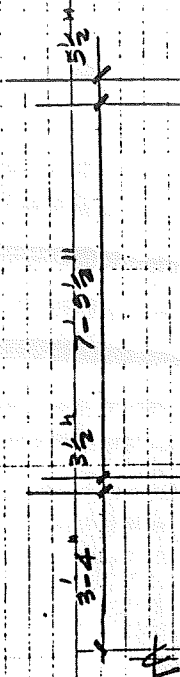
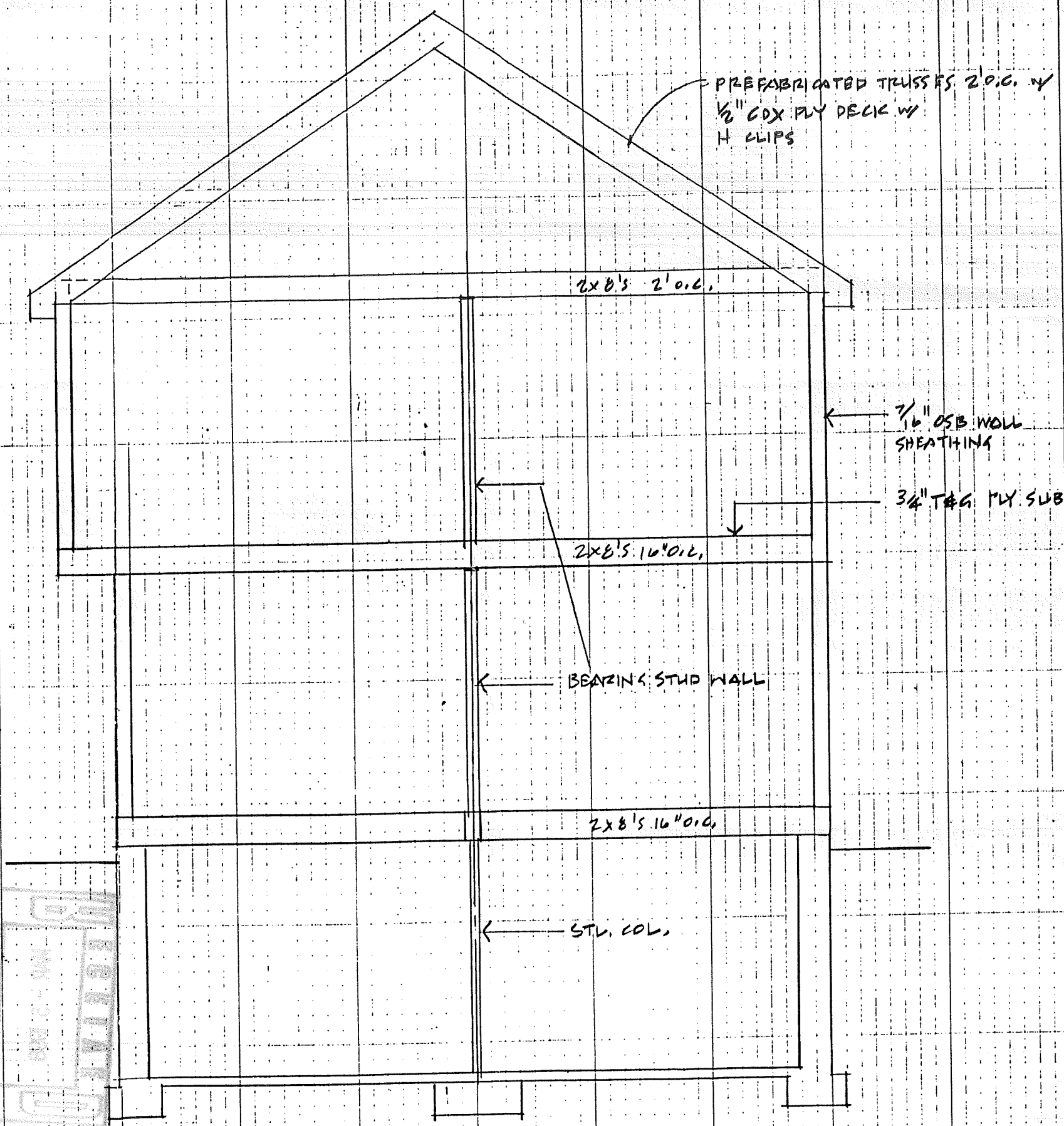
### BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7	Table 3408.8	Score	Pass	Fail
FS-MFS ≥ 0	(FS)	-	(MFS) = _____	_____	_____
ME-MME ≥ 0	(ME)	-	(MME) = _____	_____	_____
GS-MGS ≥ 0	(GS)	-	(MGS) = _____	_____	_____

FS = Fire Safety	MFS = Mandatory Fire Safety
ME = Means of Egress	MME = Mandatory Means of Egress
GS = General Safety	MGS = Mandatory General Safety



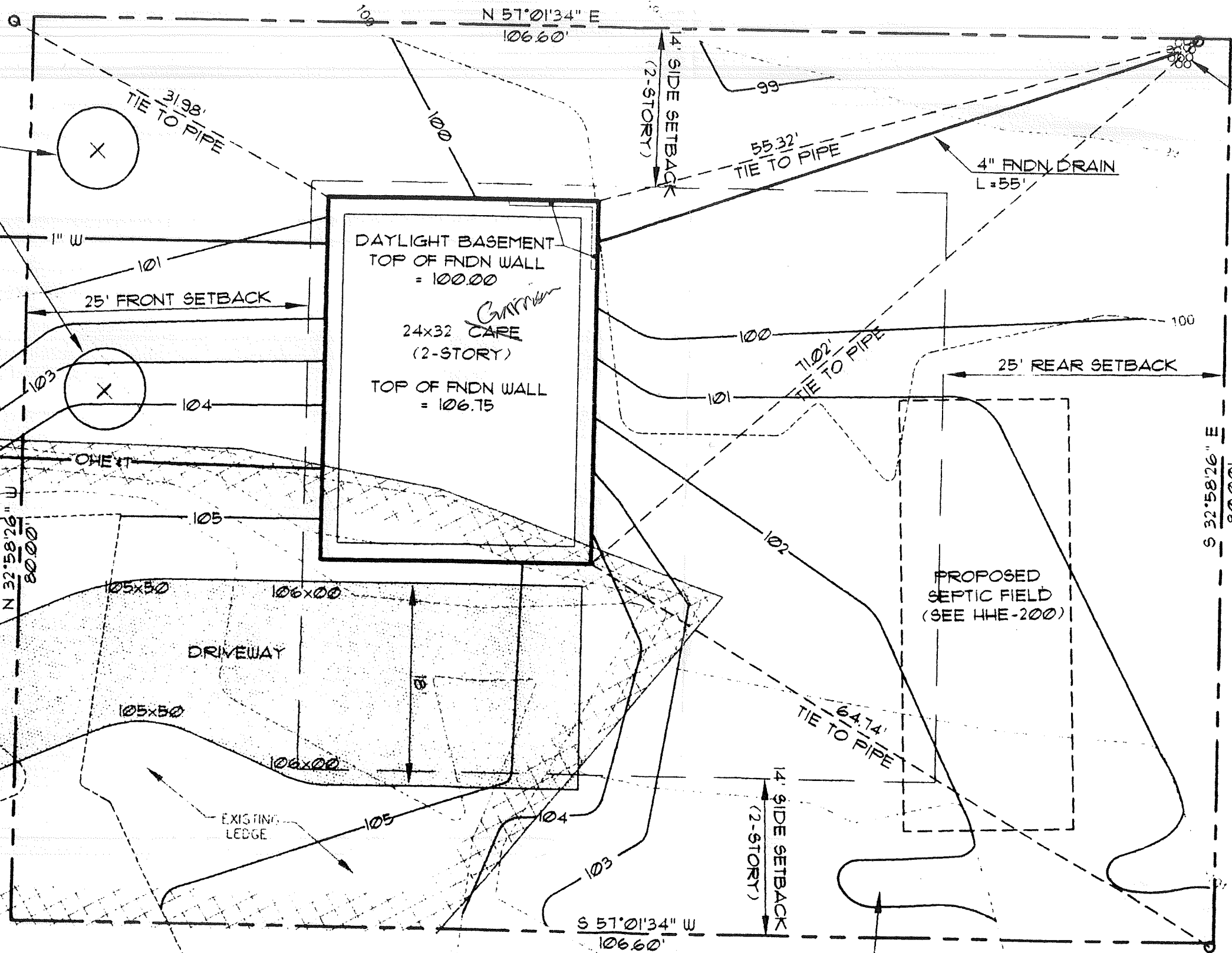
1 BASEMENT PLAN  
 1/4" = 1'-0"



REGISTERED  
 ARCHITECT  
 NO. 12, 1938  
 STATE OF CALIFORNIA

4 HOUSE SECTION

AL. RED MAPLE  
CITY APPROVED  
BE PLANTED



INV. OUT=98.33  
RIPRAP OUTLET  
D<sub>50</sub>=4"

PROPOSED  
SEPTIC FIELD  
(SEE HHE-200)

GRADE SEED AND MULCH