

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

Location of Construction: <u>394 Palmer Ave., Portland ME 04103</u>		Owner: <u>James Piacentini</u>		Phone: <u>831-9808</u>		Permit No: <b>000536</b>
Owner Address: <u>394 Palmer Ave., Portland ME 04103</u>		Lessee/Buyer's Name: <u>N/A</u>		Phone: <u></u>		
Contractor Name: <u>* James Piacentini</u>		Address: <u>9 Crafton St., Portland, ME 04103</u>		Phone: <u></u>		Zoning Approval: <b>Zone <u>A-2</u> CBL: <u>370-A-033</u></b>
Past Use: <b>Single Family Dwelling</b>		Proposed Use: <b>SAME</b>		COST OF WORK: \$ <u>1000.00</u> PERMIT FEE: \$ <u>30.00</u> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <u>A-3</u> Type: <u>SB</u> Signature: <u>[Signature]</u> Signature: <u>[Signature]</u> BOCA 99		
Proposed Project Description: <b>Build 10 x 12 deck Amend Permit # 000055</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review  Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Date: _____
Permit Taken By: <u>MB</u>		Date Applied For: <u>MC 5/19/00</u>				

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..

MAIL TO: James Piacentini  
9 Crafton Street  
Portland, ME 04103

**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: 5/19/00 PHONE: \_\_\_\_\_

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

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED  
 CEO DISTRICT  
 2

Stephen J. Martin, PLS  
*Professional Land Surveyor*



March 23, 2000

City of Portland  
Inspection Dept.  
Portland, Maine

Re: Lot-50 Deering Run, Portland, Maine

Dear Sir / Madam:

I was retained by James Piacentini to perform survey work for the above referenced lot. Iron pins were set for the footing and the foundation wall on Tuesday March 21, 2000. Pins set are within the setback requirements for this building.

If you have any questions please call me at 839-8131.

Sincerely,

A handwritten signature in cursive script that reads "Stephen J. Martin". The signature is written in black ink and is positioned below the word "Sincerely,".

Stephen J. Martin, PLS  
Professional Land Surveyor

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

20000005

I. D. Number

James Piacenti

Applicant

9 Grafton Street, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

831-9808

Applicant or Agent Daytime Telephone, Fax

1/12/00

Application Date

Deering Run Subdivision

Project Name/Description

Palmer Ave, Portland Maine

Address of Proposed Site

370-A-033

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) lot 50 w/att. garage-no deck  
1768 sf 12,433 sf R-2  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 1/10/00

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved  **Approved w/Conditions see attached**  Denied

Approval Date 1/20/00 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____		

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

20000005  
I. D. Number

**James Piacenti**  
Applicant  
**9 Grafton Street, Portland, ME 04103**  
Applicant's Mailing Address

**1/12/00**  
Application Date  
**Deering Run Subdivision**  
Project Name/Description

Consultant/Agent  
**831-9808**  
Applicant or Agent Daytime Telephone, Fax

**Palmer Ave, Portland Maine**  
Address of Proposed Site  
**370-A-033**  
Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The setbacks are based upon the number of stories. Please note that at this time your plans show that your day light basement is more than 1/2 of its height below grade. If there are any changes to your plans and the grading it may impact your setbacks. The code defines a basement story: "A basement shall be counted as a story . . . where more than one-half of its height is above the average level of the adjoining ground."
3. There is a 40' drainage easement along the rear property line which shall not be filled in without written permission from the Planning Division.
4. No rear deck is being approved with this permit. No rear stairs are shown either. The rear entry door shall be secured. Any new deck or stairs shall require a separate permit.
5. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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**Fire Conditions of Approval**

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

20000005  
I. D. Number

**James Piacenti**

Applicant

9 Grafton Street, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

831-9808

Applicant or Agent Daytime Telephone, Fax

1/12/00

Application Date

Deering Run Subdivision

Project Name/Description

Palmer Ave, Portland Maine

Address of Proposed Site

370-A-033

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved Subject to Site Plan Review Addendum Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 394 Palmer Avenue

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The 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.

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.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures.

The applicant shall minimize and be responsible to sweep all tracking of mud onto City streets. (Palmer Avenue)

The drainage plan must show proposed contours and drainage swales near the abutting property lines and erosion control devices. Foundation drain location shall also be shown.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

Valuation: ~~75,000.00~~ - ~~114,868.00~~ <sup>my est.</sup> Plan Review # ~~00413/2000~~  
 Fee: ~~474.00~~ - ~~714.00~~ Date: 13 January

Building Location: Palmer Ave. Lot #50 Deerings Pt., CBL: 370-A-033

Building Description: Two Story Single dwelling / w / attached private garage.

Reviewed by: S. Hoffses.

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

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
2.	Your cost of work of \$75,000.00 is low for this style home - using R.S. means sq. ft. cost. (low end) est. cost is \$114,868.00. Before any work is started this issue shall be resolved. (call Sam Hoffses 874-8704.)	
3.	Foundation drains shall comply with section 1813.5.2 of the bldg. code.	1813.5.2
4.	Foundation anchors shall comply with section 2305.17	2305.17 2
5.	Water proofing and damproofing the foundation shall comply with section 1813.0.	1813.0



**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
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Foundation Walls**

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

**Floors (Chapter 16-23)**

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



### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

### Roof-Ceiling Construction (Chapter 23)

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

### Roof Coverings (Chapter 15)

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

### Chimneys and Fireplaces BOCA Mechanical/1993

- ~~SA~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)

### Mechanical 1993 BOCA Mechanical Code

- ~~NA~~ \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

State Plumbing Code

- Public water
- Public sewer
- 
- 
- 
- 

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<input checked="" type="checkbox"/>
Floor live load non sleeping	<u>40 PSF</u>	<input checked="" type="checkbox"/>
Roof live load	<u>42 PSF</u>	<input checked="" type="checkbox"/>
Roof snow load	<u><del>40</del> PSF</u>	<input checked="" type="checkbox"/>
Seismic Zone	<u>2</u>	<input checked="" type="checkbox"/>
Weathering area	<u>S</u>	<input checked="" type="checkbox"/>
Frost line depth	<u>4' MIN</u>	<input checked="" type="checkbox"/>

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

**Egress (Chapter 10)**

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ 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)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ 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.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Smoke Detectors (920.3.2)**

- ~~SA~~ Location and interconnection
- ~~X~~ Power source

**Dwelling Unit Separation  
Table 602**

*NA*

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

20000005

I. D. Number

James Piacenti

Applicant

9 Grafton Street, Portland, ME 04103

Applicant's Mailing Address

1/12/00

Application Date

Deering Run Subdivision

Project Name/Description

Consultant/Agent

831-9808

Applicant or Agent Daytime Telephone, Fax

Palmer Ave, Portland Maine

Address of Proposed Site

370-A-033

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) lot 50 w/att. garage

1768 sf

12,433 sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 1/10/00

Inspections Approval Status:

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions see attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issued             | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |

Applicant: Aube Corp.

Date: 11/19/2000

Address:

Palmer Ave (lot #58) C-B-L: 370-A-33  
Deering Run

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construction of New 1 family - 2 story colonial with attached 2 car garage  
24' x 36'  
20' x 24'

Sevage Disposal - City

Lot Street Frontage - 50' req. - 76' shown

Front Yard - 25' req. - 30' shown

Rear Yard - 25' req. -  $\approx$  65' shown

Side Yard - 14' req. for house side - 15.4' shown - actual 15'4"  
12' req. for garage side - 13.4' shown - actual 13'9"

Projections - 4x8 front porch - no deck

Width of Lot - 80' req. -  $\approx$  85' shown at least amount

Height - 35' max - 2 story shown (27' shown to daylight basement)

Lot Area - 10,000<sup>sq</sup> ft - 12,433<sup>sq</sup> ft

Lot Coverage/ Impervious Surface - 20%  $\approx$  2,486.6<sup>sq</sup> ft max

Area per Family - 10,000<sup>sq</sup> ft min

Off-street Parking - 2 req. - 2 shown

Loading Bays - N/A

Site Plan - minor/minor  
# 2000005

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - MAP panel 1 - Zone C

$$\begin{aligned}
 4 \times 8 &= 32 \\
 24 \times 36 &= 864 \\
 20 \times 24 &= 480
 \end{aligned}$$

$$1376 \text{ sq ft}$$

40' rear drainage easement shown  
→ Day light basement req.

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.** Subdivision

Location/Address of Construction: <u>370 PALMER AVE LOT 50 Deering Run</u>		
Total Square Footage of Proposed Structure <u>1768 SQ ft</u>	Square Footage of Lot <u>12,433 SQ Ft</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>370</u> Block# <u>A</u> Lot# <u>033</u>	Owner: <u>Aube Coup</u>	Telephone#:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Owner's/Purchaser/Lessee Address: <u>831-9808 * James Piacentini</u>	Cost Of Work: <u>\$ 75,000</u> Fee: <u>\$ 474</u>
Proposed Project Description: (Please be as specific as possible) <u>1-family 2 story colonial w/attached 2 car garage</u>		<u>9 Grafton St Aptd 04103</u> <u>+ 300 site</u> <u>774.00</u>
Contractor's Name, Address & Telephone <u>James Piacentini 9 Grafton St Aptd 04103</u>		Rec'd By: <u>lws</u>

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

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

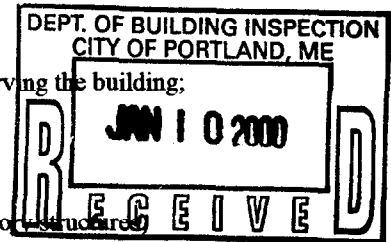
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

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

Signature of applicant: <u>Jana Piacentini</u>	Date: <u>1/10/2000</u>
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Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



**BUILDING PERMIT REPORT**

DATE: 13 January 2004 ADDRESS: Palmer Ave. Lot #50 CBL: 370-A-033

REASON FOR PERMIT: Single Family dwelling w/ attached car garage

BUILDING OWNER: Aube Corp.

PERMIT APPLICANT: \_\_\_\_\_ /CONTRACTOR SAO 474.00

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$25,000 PERMIT FEES: 474.00  
\$240.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

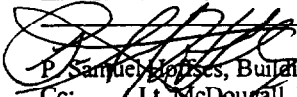
This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*6, \*7, \*8, \*9, \*14, \*12, \*13, \*14, \*15, #31

- \*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. (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 means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- \*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- \*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 (508mm), 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 closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

1/10/04



- \*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- \*26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- \*28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *See Attached Dev. Review Conditions*
- \*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/1996).
- \*36. Your Cost of work for this proposed project is 75,000 by my estimate using B.S. means sq. ft. Costs is 114,680.00 - Before work is started this matter shall be resolved.

  
 P. Santucci, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**\*\*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.**

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

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

*Congratulations* !!!!!

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

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

US 3000 Ballbon Major Lenka Spica  
-874 870 7232

COMMENTS

7/29 Deck Completed per plans *DR*

Inspection Record

Type

Foundation:

Framing:

Plumbing:

Final:

Other:

Date