

City of Portland, Maine – Building or Use Permit Application 380 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1413 Riverside St 1413 Riverside St		Owner: Michael Jimino		Phone: 797-3174		Permit No: 950986	
Owner Address: 1423 Riverside St 04103		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: SAA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP - 7 1995 CITY OF PORTLAND </div>	
Past Use: Vacant Lot		Proposed Use: REXX 1-1am		COST OF WORK: \$ 45,000.00 PERMIT FEE: \$ 245.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>23</i> Type: <i>5B</i> <i>BOCA 93</i> Signature: <i>[Signature]</i>			
Proposed Project Description: Construct Single Family Dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: <i>R-2</i> CBL: 370-A-038 Zoning Approval: <i>conditioned on the development plan shown</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>The 80' width</i> <input type="checkbox"/> Wetland <i>than where the</i> <input type="checkbox"/> Flood Zone <i>the 100' plan</i> <input type="checkbox"/> Subdivision <i>shown 9/1/95</i> <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 15 August 1995					

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

PERMIT ISSUED WITH LETTER

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 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 August 1995 - Permit Routed
15 August 1995

SIGNATURE OF APPLICANT: *Michael Jimino* ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

- 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: *8/28/95*

[Signature]

CEO DISTRICT 7

D. Jordan

COMMENTS

9-22-95 Exca. started

9-28-95 - Wall forms poured no notification / Set holes appears OK, 8" walls / Int pads poured

10-2-95 - No Drainage tile yet / 10-10-95 - drainage tile in and damp proofing / w-bay under roughed stone

10-25-95 - Clear to backfill

11-2-95 (Framing started)

12-5-95 - Framing Insp OK per plans (Except 2x10 Fl joist in kitchen ceiling, 4" hole for 3" PVC (not to code) (4 Joists) (3) 8" Sonotubes at rear of house / (2) 8" Sonotubes in @ side kit.

depth cannot be verified / no notification

12-10-95 - Framing over kitchen sister joist add OK to close

2-8-96 - Final Insp. / Side porch Sono to be move in spring.

5-20-96 Side platform sonotubes replaced / no notifications

10/

Inspection Record

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

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 1407 Riverside St

PROPERTY OWNERS NAME

Last: JIMINO First: Michael

Applicant Name: JIMINO & PAH

Mailing Address of Owner/Applicant (If Different): PO Box 6514 Portland

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

Date

PORTLAND PERMIT # 5793 STATE COPY

Date Permit Issued: 7/3/96 \$ 88 If Double Fee Charged

237 Local Plumbing Inspector Signature L.P.I. # 0124

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

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>05683</u></p>
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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	
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p>Number of Hook-Ups & Relocations</p> <p>Hook-Up & Relocation Fee</p> <p>OR</p> <p>TRANSFER FEE (\$6.00)</p>		<u>3</u>	Hosebibb / Sillcock	<u>1</u>	Bathtub (and Shower)	
				Floor Drain	<u>2</u>	Shower (Separate)
				Urinal	<u>1</u>	Sink
				Drinking Fountain	<u>4</u>	Wash Basin
				Indirect Waste	<u>5</u>	Water Closet (Toilet)
				Water Treatment Softener, Filter, etc.	<u>1</u>	Clothes Washer
				Grease / Oil Separator	<u>1</u>	Dish Washer
				Dental Cuspidor	<u>1</u>	Garbage Disposal
				Bidet	<u>2</u>	Laundry Tub
				Other: _____	<u>1</u>	Water Heater
			Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
					Fixtures (Subtotal) Column 2	
				<u>22</u>	Total Fixtures	
					Fixture Fee	
					Transfer Fee	
					Hook-Up & Relocation Fee	
				<u>88</u>	Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 7, 1995

Mr. Michael Jimino
1423 Riverside Street
Portland, ME 04103

RE: 1413 Riverside Street

Dear Mr. Jimino,

Your application to construct a single family dwelling has been reviewed and a permit is issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspection - Approved - with the condition per the revised plan showing the 80' width of lot through the house area.

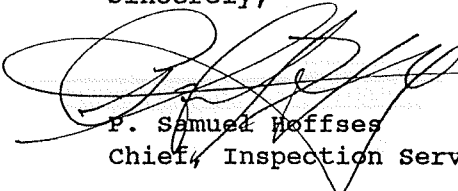
Development Review Coordinator - Approved - with conditions (see conditions of approval dated August 23, 1995)

Building Code Requirements

Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, ACoFI
M. O'Sullivan, DRC



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1413 Riverside St (370-A-036)

Issued to Michael Jimino

Date of Issue 21 February 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950936, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY:

1. See memo dated 20 February 1996 from James Seymour to David Jordan listing seven (7) conditions of approval.
2. ~~Side stair scotubes to be reinstalled by 01 June 1996.~~

[Handwritten signature]
5-20-96

This certificate supersedes certificate issued

Approved:

[Handwritten signature]
2-16-96

(Date)

Inspector

[Handwritten signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

TO: Dave Jordan, Code Enforcement Officer
FROM: James Seymour, Acting Development Review Coordinator *JRS*
DATE: February 20, 1996

SUBJECT: Temporary Certificate of Occupancy for 1413 Riverside Street

I have reviewed the single family residence at 1413 Riverside Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. ✓ The disturbed lot areas shall be winter hay mulched following the guidelines set forth by the Best Management Practices (BMP's) published by the Maine DEP, as soon as weather permits and approved by the Development Review Coordinator. Final grass vegetation of the lawn areas shall be in place by April 24, 1996. The applicant shall monitor areas to be grassed and will be responsible to vegetate or reseed areas as is necessary to accomplish the above condition.
2. ✓ Silt fencing shall be installed as soon as weather permits, or before April 1, 1996 whichever occurs first. Silt fence shall be installed in accordance with the MDEP's Best Management Practices (BMP's). Erosion control measures are needed across all areas of disturbance where concentrated flows from runoff will be created.
3. ✓ Access to the lot shall consist of a 10' wide driveway as was accepted and approved on the submitted site plan. The home site shall be only accessed through this one driveway. Any other access arrangement shall be submitted by plan to the Development Review Coordinator for approval.
4. ? The development of the abutting land, although under the same ownership shall require a separate site plan to be submitted and approved by the Portland Planning Authority.
5. ? The inlet and outlet ends of the drainage pipe across the lot front shall be lined and protected from erosion by stone riprap. Slopes should be no greater than 2:1 and stone size should be a minimum (D50 = 5 inches).
6. ? All damages property corner markers shall be reset at their proper location. With the winter plowing operations the property iron sets at the front has been bent over and should be verified.
7. Two City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a permanent Certificate of Occupancy. All trees and lawns shall be in place by April 24, 1996.

cc: Kathi Staples PE, City Engineer

/sp

BUILDING PERMIT REPORT

DATE: September 7, 1995 ADDRESS: 1413 Riverside Street

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Michael Jimino

CONTRACTOR: Same APPROVED: See Items #1, 7, 9, 11
13, 14, 15 and 16

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- **7. 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 square feet.
8. 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.
- **9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
- **11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- **13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
- **14. Headroom in habitable space is a minimum of 7'6".
- **15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- **16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
Chief, Inspection Services

No 370

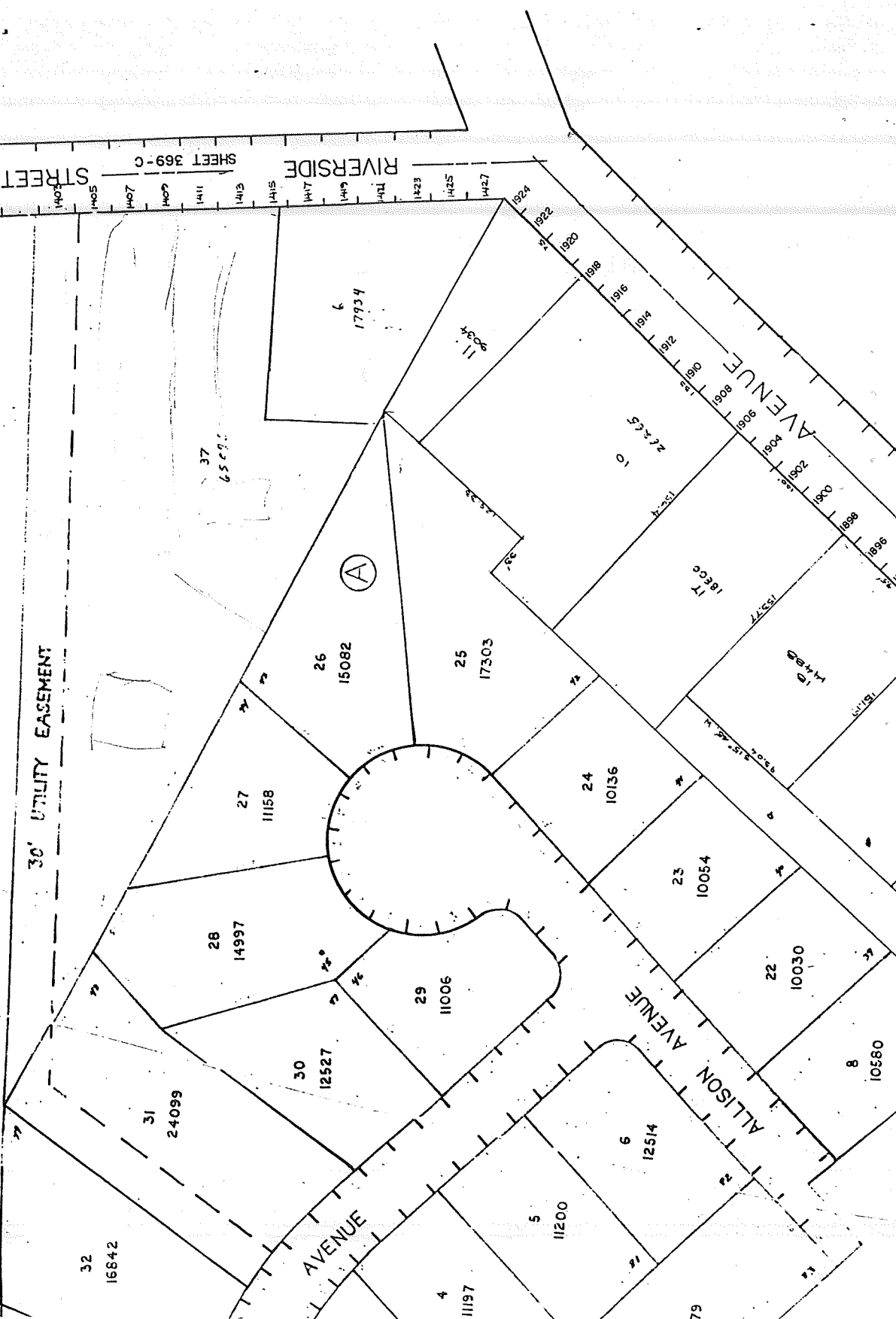
STREET RIVERSIDE

SHEET 369-C

SHEET 370A-C

0. x-1 EXEMPT LOCATION

30' UTILITY EASEMENT



Applicant: Michael Jimino
Address: 1411-1415 Riverside St
Assessors No.: 370-A-038

Date: 8/29/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Use - New Single Family

Sewage Disposal - City

Rear Yards - 25' req - 100' + shown

Side Yards - 12' req - 12' & 12' + shown

Front Yards - 25' req - 25' to edge of steps

Projections - Rear bulkhead - side stairs

Height - 1/2 story Cape

Lot Area - 10,000^{sq ft} req - ~~10,011^{sq ft} shown~~ increased with new plan 9/6/95

Building Area - max 20% of lot coverage

Area per Family -

~~Width of Lot - 80' req - 66' 30" shown~~

street
Lot Frontage - 50' min -

Off-street Parking - OK

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A

9/6/95 New lot plan shows revision to give 80' width of lot where house is placed

CITY OF PORTLAND, MAINE

Dept. of Planning & Urban Development
City Hall

389 Congress Street
Portland, Maine 04101

FACSIMILE MESSAGE COVER SHEET

Return Fax #
(207) 874-8716

Date: 8/30/95 Time:

To the Attention of: George Wells

Company/Entity:

Message From: Marge Schmuckel

Department: Insp. Services
Phone #:

Receiving FAX #: 883-2355

Total # of Pages including cover sheet: 3

Message:

Info you wanted