

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

Location of Construction: 15 Garco Drive		Owner: Neptune Properties	Phone: 978-6892586	Permit No: <b>001072</b>
Owner Address: Same	Lessee/Buyer's Name:	Phone:	BusinessName:	
Contractor Name: Nial Construction		Address: 49 Blanchard St., Lawrence, MA 01843		Permit Issued: <b>SEP 25 2000</b>
Past Use:  Single Family	Proposed Use:  Same	COST OF WORK: \$ 135,000.00	PERMIT FEE: \$ 834.00	
Proposed Project Description:  <u>Attach family room</u> <i>New Single Family Dwelling</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>A3</b> Type <b>5A</b> <b>300894</b>	Zone: <b>CBL386-A-001</b>
		Signature: _____		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <b>NA</b> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <b>A</b> <b># 2000177</b>
		Permit Taken By: <b>Gayle</b> Date Applied For: <b>September 8, 2000 GG</b>		

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..

\*\*\*\* Call: 978-794-9515 Nial Construction

**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

September 8, 2000

SIGNATURE OF APPLICANT \_\_\_\_\_ 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

**PERMIT ISSUED WITH REQUIREMENTS**

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT

COMMENTS

10/9 Foundation / Substructure all OK to backfill  
OK

12/24 Close In OK OK

8/21/01 - Final → Reconnect in island - must protect WIRE 2. Granite step off deck is at 9 1/2. 3. Install RISERS on Rear Steps 4. Steps in Rear must be ballustraded. 5. Need specs on Fireplace 6. Front steps need Railings / Ballusters for

BP # 001072

CBL # 386-A001

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 15 Garsoe Drive (Auburn Pines) CBL 386 A00100101

Issued to Neptune Properties

Date of Issue 08/23/2001

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. 00-1072, 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

Single Family Structure

APPROVED OCCUPANCY

Use Group R-3  
Type 5B  
Boca '99

**Limiting Conditions:**

None.

This certificate supersedes  
certificate issued

Approved:  
8/23/01  
-----  
(Date)

*[Signature]*  
-----  
Inspector

*[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.

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BUILDING PERMIT REPORT

DATE: 11 September ADDRESS: 15 Garso DR. CBL: 386-A-001

REASON FOR PERMIT: Single Family Dwelling

BUILDING OWNER: Neptune Properties

PERMIT APPLICANT: CONTRACTOR Nial Const.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 135,000 PERMIT FEES: 834.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*5, \*6, \*7, \*8, \*9, \*10, \*11, \*12, \*13, \*14, \*15, \*16, \*17, \*18, \*19, \*20, \*21, \*22, \*23, \*24, \*25, \*26, \*27, \*28, \*29, \*30, \*31, \*32, \*33, \*34, \*35, \*36, \*37, \*38, \*39, \*40, \*41, \*42, \*43, \*44, \*45, \*46, \*47, \*48, \*49, \*50, \*51, \*52, \*53, \*54, \*55, \*56, \*57, \*58, \*59, \*60, \*61, \*62, \*63, \*64, \*65, \*66, \*67, \*68, \*69, \*70, \*71, \*72, \*73, \*74, \*75, \*76, \*77, \*78, \*79, \*80, \*81, \*82, \*83, \*84, \*85, \*86, \*87, \*88, \*89, \*90, \*91, \*92, \*93, \*94, \*95, \*96, \*97, \*98, \*99, \*100

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'0".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- \* 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- \* 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \* 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- \* 28. All requirements must be met before a final Certificate of Occupancy is issued.
- \* 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All requirements & conditions on the attached site dev. review sheets shall be met.*
- \* 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \* 33. Bridging shall comply with Section 2305.16.
- \* 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \* 36. *Flashing shall comply with section 1508.0*
- \* 37. *The proposed steel beams shall require a design from a professional engineer and submit to this office before work is started. Sec. 114.0*
- \* 38. *The proposed concrete slab shall comply with sec. 1905.0*
- \* 39. *Screen panels shall comply with section 1005.0*
- \* 40. *skylights shall comply with section 2405.0*

*[Signature]*  
 P. Samuel Hodges, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

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

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

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

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

# ELECTRICAL PERMIT

## City of Portland, Me.



*DL* *(P)*

To the Chief Electrical Inspector, Portland Maine:  
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 10/24/00  
Permit # \_\_\_\_\_  
CBL# 923 386 Ar 1

LOCATION: Garsoe #15  
CMP ACCOUNT # \_\_\_\_\_  
TENANT PIPER

METER MAKE & # 441166-5815-001  
OWNER Larry Stridivant  
PHONE # \_\_\_\_\_

							TOTAL EACH FEE			
OUTLETS	50	Receptacles	46	Switches	6	Smoke Detector		.20	19.20	
FIXTURES	12	Incandescent		Fluorescent		Strips		.20	2.40	
SERVICES		Overhead		Underground	✓	TTL AMPS	<800	15.00	15.00	
		Overhead		Underground			>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS		25.00		
								25.00		
METERS		(number of)	1					1.00	1.00	
MOTORS		(number of)						2.00		
RESID/COM		Electric units						1.00		
HEATING	1	oil/gas units	E	Interior		Exterior		5.00	5.00	
	APPLIANCES	1	Ranges	E	Cook Tops	Wall Ovens		2.00	2.00	
		Insta-Hot		Water heaters	Fans		2.00			
	1	Dryers	1	Disposals	✓	Dishwasher		2.00	6.00	
		Compactors		Spa	✓	Washing Machine		2.00	2.00	
		Others (denote)						2.00		
MISC. (number of)		Air Cond/win						3.00		
		Air Cond/cent				Pools		10.00		
		HVAC		EMS		Thermostat		5.00		
		Signs						10.00		
		Alarms/res						5.00		
		Alarms/com						15.00		
		Heavy Duty(CRKT)						2.00		
		Circus/Carnv						25.00		
		Alterations						5.00		
		Fire Repairs						15.00		
		E Lights						1.00		
		E Generators						20.00		
PANELS		Service		Remote		Main	1	4.00	4.00	
TRANSFORMER		0-25 Kva						5.00		
		25-200 Kva						8.00		
		Over 200 Kva						10.00		
							TOTAL AMOUNT DUE			
							MINIMUM FEE/COMMERCIAL 45.00	MINIMUM FEE	35.00	56.60

INSPECTION: Will be ready \_\_\_\_\_ or will call \_\_\_\_\_

CONTRACTORS NAME Black Etc MASTER LIC. # 10181  
ADDRESS 24 Under Hill Dr. Gorham LIMITED LIC. # \_\_\_\_\_  
TELEPHONE 893 2269

SIGNATURE OF CONTRACTOR [Signature]

