

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

Location of Construction: 95 Garco Drive Lot #10		Owner: *** Donata & Robert Nelson	Phone: 747-6007 797-8236	Permit No: 991343
Owner Address: **836 Washington Ave. Unit #3 Portland, ME 04103	Lessee/Buyer's Name: N/A	Phone: N/A	Business Name: N/A	PERMIT ISSUED DEC 7 1999 CITY OF PORTLAND Zone: R-2 CBL: 386A-A-010
Contractor Name: CBRN Inc.	Address: 836 Washington Ave #3 Ptid, ME 04103	Phone: 797-8256		
Past Use: Vacant	Proposed Use: New single family with attached garage.	COST OF WORK: \$ 150,000	PERMIT FEE: \$ 924.00	Zoning Approval: 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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: 5B BOCA 90 Signature: <i>[Signature]</i>	
Proposed Project Description: The applicant has previously applied for the foundation permit but has not started the work. He has paid the correct fees. He is building 1-family with attached garage.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> 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"/> Appoved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <u> </u>
Permit Taken By: UB	Date Applied For: 11-29-99			

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..

*** Please Send To: Robert & Donata Nelson
~~95 Garco Drive Lot #10~~
 836 Washington Ave. Unit #3
 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

11-29-99

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
 ub

2

Sec permit #991194 - for foundation
All stairs

COMMENTS

991343 386A-A-010

5/2/00 Framing - stairs - R. cut tread 9 1/2" - Rise 7 3/4" - No specs on laminates + steel -
2" x 8" spanning 16'-0" - (possible storage above) @ attic - need fire stopping @ attic level -
Need hangers on stairs - need nail plates - Egress windows - OK
7'-9" - 2-2x6" - 1 story + attic above -

5/3/00 - Met Bob Nelson on site - went over stairs in great detail -
They stated the finish stairs will meet code. All other issues above
addressed. (YM)

5/17/01 Close In OK (C)

9/12/00 Final - Siding to be finished rear deck slabs
from closing area to be secured carpet & HW floor still
being installed OK for Temp (C) (C)

1/12/01 OK for Final (C) (C)

386A-A-010 99-1343

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

ELECTRICAL PERMIT City of Portland, Me.

Residential



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 3/31/00
Permit # 278
CBL# 386A-A-010

SITE LOCATION: 95 Gansons Dr.

OWNER Robert Nelson TENANT _____

						TOTAL EACH FEE	
OUTLETS	Receptacles	<u>10</u>	Switches	<u>32</u>	Smoke Detectors	<u>7</u>	.20 <u>21.80</u>
FIXTURES	incandescent	<u>28</u>	fluorescent		Strips	<u>12</u>	.20 <u>8.00</u>
SERVICES	Overhead		Underground	<input checked="" type="checkbox"/>	TTL AMPS	<800	15.00 <u>15.00</u>
	Overhead		Underground			>800	25.00
Temporary Service	Overhead		Underground		TTL AMPS		25.00
							25.00
METERS	(number of)	<u>1</u>					1.00 <u>1.00</u>
MOTORS	(number of)						2.00
RESID/COM	Electric units						1.00
HEATING	oil/gas units		Interior		Exterior		5.00
APPLIANCES	Ranges	<u>1</u>	Cook Tops		Wall Ovens		2.00 <u>2.00</u>
	Insta-Hot		Water heaters		Fans		2.00
	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher	<u>1</u>	2.00 <u>6.00</u>
	Compactors		Spa		Washing Machine		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		4.00
TRANSFORMER	0-25 Kva						5.00
	25-200 Kva						8.00
	Over 200 Kva						10.00
					TOTAL AMOUNT DUE		<u>53.80</u>
					MINIMUM FEE/COMMERCIAL 35.00		
					MINIMUM FEE		25.00

INSPECTION: Will be ready _____ or will call

CONTRACTORS NAME Breggin Electric MASTER LIC. # 03931
 ADDRESS Box 9738 Portland Me 04104 LIMITED LIC. # _____
 TELEPHONE 797-8888
 SIGNATURE OF CONTRACTOR [Signature]
776-1889

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

386A-A 010

PROPERTY ADDRESS

Town or Plantation

Portland

Street Subdivision Lot #

95 GARSOE DR LOT 10

PROPERTY OWNERS NAME

Last: Nelson

First: BOB

Applicant Name:

JIMINO'S P&H

Mailing Address of Owner/Applicant (If Different)

1407 RIVERSIDE ST
PORTLAND ME 04103

PORTLAND
Date Permit Issued: 5 11 100

7267/108 TOWN COPY
\$ [] [] [] [] [] [] [] [] [] [] FEE Double Fee Charged

L.P.I. # 01121

Local Plumbing Inspector Signature

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 Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

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

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 056831

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. 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]	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	2	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	5	Wash Basin
		Indirect Waste	4	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
	2	Fixtures (Subtotal) Column 2	16	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			18	Total Fixtures
			108	Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			108	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Donato & Robert Nelson

LOCATION 95 Garsoe Dr., Lot 10, CBL# 386A-A-010

Date of Issue March 26, 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. 991343, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R3, Type 5B
BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued January 18, 2001

Approved:

3/26/01
.....
(Date) 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 95 Carsoe Drive Lot 10 386A-A-010

Issued to Donato & Robert Neuhenn

Date of Issue January 18, 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. 991343, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R3, Type 5B
BOCA 96

Limiting Conditions:

TEMPORARY UNTIL June 30, 2001 PER DRC

This certificate supersedes
certificate issued 9/14/01

Approved:

1/18/01 *Chris Mitchell*

(Date)

Inspector

G. James Coffey

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 95 Carsoe Drive lot 10 386A-A-010

Issued to Donate & Robert Nelson

Date of Issue Sept 14 2000

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. 991343 , 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 use group R3 Type 5B
Boca 96

Limiting Conditions:

Temp Certificate of Occupancy until October 14 2000

This certificate supersedes
certificate issued

Approved:

9/14/00

(Date)

Inspector

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.

FS ?
Need CBZ

386 A A 010

TO: Dave Caddell, Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: January 18, 2001
RE: Permanent C.O. for # 95 Garsoe Drive

After revisiting the #95 Garsoe Drive residence, and after further discussion with Deluca Hoffman staff and Sarah Hopkins, I've come to the following conclusion:

1. The Existing two trees on the lot are sufficient to meet Landscaping requirements.
2. Full grass catch has already been confirmed.

At this time, **I recommend issuing of a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

File: O:\drc\95garsoe1.doc

CBL# 386 A 010

DC

TO: Dave Caddell, Inspections
FROM: Jay Reynolds, Development Review Coordinator *J.R.*
DATE: January 16, 2001
RE: Permanent C.O. for # 95 Garsoe Drive

Upon inspection of the #95 Garsoe Drive residence, I found the following:

1. The Landscaping has not been installed along the r.o.w./ property line.
2. I was unable to confirm if full grass catch has occurred.

At this time, I would recommend holding the issuance of a temporary Certificate of Occupancy until the landscaping and/or loam/seed is installed and re-inspected in the spring.

Please contact me if you have any questions or comments.
Thank You.

File: O:\drc\95garsoe.doc

#2

TO: Dave Caddell, Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: January 18, 2001
RE: Permanent C.O. for # 95 Garsoe Drive

386-17-1460

After revisiting the #95 Garsoe Drive residence, and after further discussion with Deluca Hoffman staff and Sarah Hopkins, I've come to the following conclusion:

1. The Existing two trees on the lot are sufficient to meet Landscaping requirements.
2. Full grass catch has already been confirmed.

At this time, **I recommend issuing of a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

DC

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FROM: Jay Reynolds, Development Review Coordinator *J.R.*
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2. I was unable to confirm if full grass catch has occurred.

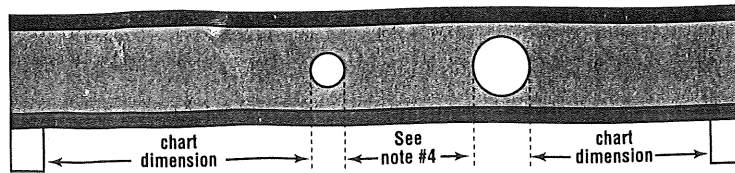
At this time, I would recommend holding the issuance of a temporary Certificate of Occupancy until the landscaping and/or loam/seed is installed and re-inspected in the spring.

June 30, 2001

Please contact me if you have any questions or comments.
Thank You.

386 A A 10

HOLE LOCATION FOR SIMPLE SPAN JOISTS



Do not drill or cut flanges.



Chart dimension is minimum distance in feet and inches from inside face of support to nearest edge of hole (2-6 equals 2'-6").

Joist Depth	Joist Span	Circular Hole Diameter													
		2"	3"	4"	5"	6 1/4"	7"	8"	8 1/2"	9"	10"	10 1/4"	11"	12"	12 1/4"
9 1/2"	10'	0-6	0-6	1-0	1-0	2-0									
	12'	0-6	0-6	1-0	2-0	3-0									
	14'	0-6	1-0	2-0	3-0	4-0									
	16'	1-6	2-0	3-0	4-0	5-0									
	18'	0-6	1-6	3-0	4-0	5-0									
20'	0-6	0-6	1-0	2-0	3-6										
11 1/8"	12'	0-6	0-6	1-0	1-0	1-0	1-6	2-6	3-0						
	14'	0-6	0-6	1-0	1-0	1-6	2-6	3-6	4-0						
	16'	0-6	0-6	1-0	1-6	2-6	3-6	4-6	5-0						
	18'	0-6	1-0	1-6	2-6	3-6	4-6	5-6	6-0						
	20'	1-0	2-0	2-6	3-6	4-6	5-6	6-6	7-0						
	22'	0-6	0-6	2-0	3-0	4-6	5-6	6-6	7-6						
	24'	0-6	0-6	1-0	2-6	4-0	5-6	6-6	7-6						
26'	0-6	0-6	1-0	1-0	2-0	4-0	6-0	7-0							
14"	10'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	1-6	1-6	2-0	2-0			
	12'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	1-6	1-6	2-6	3-0			
	14'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	2-0	2-6	3-6	4-0			
	16'	0-6	0-6	1-0	1-0	1-0	1-6	2-6	3-0	3-6	4-6	5-0			
	18'	0-6	0-6	1-0	1-0	1-0	2-0	3-6	4-0	4-6	5-6	6-0			
	20'	0-6	0-6	1-0	1-0	2-0	3-0	4-6	5-0	5-6	6-6	7-0			
	22'	0-6	0-6	1-0	2-0	3-0	4-0	5-6	6-0	6-6	7-6	8-0			
	24'	0-6	1-0	2-0	3-0	4-0	5-0	6-6	7-0	7-6	8-6	9-0			
	26'	0-6	0-6	1-0	2-0	3-0	4-6	5-6	6-6	7-0	8-6	9-0			
	28'	0-6	0-6	1-0	1-0	1-0	1-6	2-0	3-6	4-0	6-0	8-0			
30'	0-6	0-6	1-0	1-0	1-0	1-6	3-0	4-6	5-0	7-0	9-0				
16"	14'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	1-6	1-6	2-0	2-0	2-0	3-6	4-0
	16'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	1-6	1-6	2-0	3-0	3-0	4-6	5-0
	18'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	2-0	2-0	3-0	4-0	4-0	5-6	6-0
	20'	0-6	0-6	1-0	1-0	1-0	1-6	2-0	3-0	3-0	4-0	5-0	5-0	6-6	7-0
	22'	0-6	0-6	1-0	1-0	1-0	2-0	3-0	4-0	4-0	5-0	6-0	6-0	7-6	8-0
	24'	0-6	0-6	1-0	1-0	2-0	3-0	4-0	5-0	5-0	6-0	7-0	7-0	8-6	9-0
	26'	0-6	0-6	1-0	2-0	3-0	4-0	5-0	6-0	6-0	7-0	8-0	8-0	9-6	10-0
	28'	0-6	0-6	1-0	1-0	1-6	3-0	4-0	5-0	5-6	6-6	7-6	8-0	9-0	10-0
	30'	0-6	0-6	1-0	1-0	1-0	1-6	3-0	4-0	4-6	6-0	7-6	7-6	9-0	10-6
	32'	0-6	0-6	1-0	1-0	1-0	1-6	1-6	1-6	2-0	4-0	5-6	6-0	8-0	9-6

Not Permitted

Example below

NOTES:

- Hole locations are based on Simple Span joists with uniform floor loads of 40 PSF live load and 10 or 20 PSF dead load, spans from page 6 or 16.
- A 1 1/2" hole may be placed anywhere in the web of the joist.
- The longest side of a rectangular hole shall not exceed three-fourths the allowable round hole diameter.
- For multiple holes: The clear distance between the holes must equal or exceed twice the diameter of the largest hole, or twice the longest side of a rectangular hole.

EXAMPLE:

Determine the allowable location of a 9" round hole in a 14" deep joist which spans 20'.
 Enter the chart in the left column and find 14" joist depth, move to the right and find 20' in the joist span column and move across the chart to intersect the 9" round hole column. The nearest allowable location to either bearing is 5-6 or 5'-6".

BUILDING PERMIT REPORT

DATE: 29 NOV. 99 ADDRESS: 95 Garso Drive #10 CBL: 386A-A-010

REASON FOR PERMIT: To Construct a single family dwelling/attached garage.

BUILDING OWNER: Donata + Robert Nelson

PERMIT APPLICANT: /CONTRACTOR

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$150,000 PERMIT FEES: \$934.00

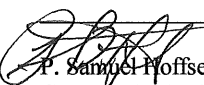
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *6, *8, *9, *10, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33, *34

- 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 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" 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/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.
- *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).


 P. Samuel Hoffses, 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.**

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

19990145

I. D. Number

Nelson, Robert & Donata

Applicant

836 Washington Ave #3, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

797-8256

Applicant or Agent Daytime Telephone, Fax

10/14/99

Application Date

single family w/ att. garage

Project Name/Description

95 Garsoe Dr, (Lot #10)

Address of Proposed Site

386A-A-010

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) attached garage

72x32

Proposed Building square Feet or # of Units

Acreage of Site

R-2

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: _____

Inspections Approval Status:

Approved **Approved w/Conditions** Denied

Approval Date 10/29/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Foundation 1st then bldg perm 11/29/99
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**

19990145

I. D. Number

Nelson, Robert & Donata

Applicant

836 Washington Ave #3, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

797-8256

Applicant or Agent Daytime Telephone, Fax

10/14/99

Application Date

single family w/ att. garage

Project Name/Description

95 Garsoe Dr, (Lot #10)

Address of Proposed Site

386A-A-010

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 95 Garso Drive, 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 satisfy the above conditions prior to the issuance of a building permit. The applicant shall be responsible for all drainage improvements and shall avoid impacts to abutting properties. The applicant shall install erosion control measures in accordance with the State of Maine Management Practices, Erosion and Sediment Control Handbook for Construction.

Planning Conditions of Approval

Inspections Conditions of Approval

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

19990145

I. D. Number

10/14/99

Application Date

single family w/ att. garage

Project Name/Description

Robert & Donata

Agent

Washington Ave #3, Portland, ME 04103

Applicant's Mailing Address

Same as above

Consultant/Agent

797-8256

Applicant or Agent Daytime Telephone, Fax

95 Garsoe Dr, (Lot #10)

Address of Proposed Site

386A-A-010

Assessor's Reference: Chart-Block-Lot

-
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2. This permit is for FOUNDATION ONLY. You shall apply for the structural permit prior to any structural work commences.
 3. Your side setbacks are right on the building lines. It may be necessary to verify those setbacks by your surveyor before the code officer approves pouring.
 4. Chimneys or other structural features shall not project more than 2 feet into the setbacks.
 5. Separate permits shall be required for future decks, sheds, pools and/or garage.
-

Fire Conditions of Approval

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.

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

Location/Address of Construction: <u>95 Garso Drive Lot #10</u>		
Total Square Footage of Proposed Structure <u>3600 +/-</u>	Square Footage of Lot <u>17000</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>386A</u> Block# <u>A</u> Lot# <u>10</u>	Owner: <u>X</u> Robert C Nelson <u>Donata R Nelson</u> <u>Robert C Nelson</u>	Telephone#: <u>797-8256</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>#3 836 Washington Ave</u> <u>Portland, Me 04103</u>	Cost Of Work: <u>\$150,000.00</u> Fee: <u>\$924</u>
Proposed Project Description:(Please be as specific as possible) <u>Single Family House</u> <i>(applicant has applied for foundation permit previously and paid current fees know only applying for BDBG permit)</i>		
Contractor's Name, Address & Telephone <u>CBRN INC #3 836 Washington Ave Portland, Me 04103 797-8256</u>		Rec'd By: <u>UPS</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

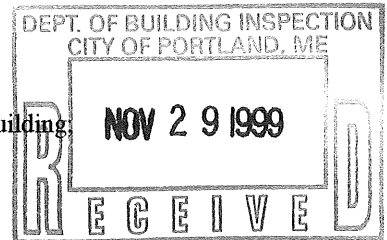
4) Building Plans (Sample Attached)

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>[Signature]</u>	Date: <u>11-29-99</u>
--	-----------------------

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.

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.



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

Valuation: \$150,000.00 Plan Review # 1647/99
 Fee: \$924.00 Date: 30 NOV. 99

Building Location: 95 Garso DR Lot #10 CBL: 386A-A-010

Building Description: Single Family dwelling/attached private garage.

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5 B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site Plan and Building Code Requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Anchor bolts shown on plan but did not show length or spacing -	2305.17
3.	Steel beam on plan does not have detail or size - Please submit this information with the name, seal and number of the design professional -	107.7 114.0
4.	Bridging did not appear on plans - Bridging shall be used as per section 2305.16 -	2305.16
5.	Boring, cutting and notching shall be done in accordance with sections	2305.4.4 2305.3 2305.5.1 2305.3.1
6.	Fastening Table	Table 2305.2

Correction List		
NO:	Description	Code Section
7.	Plans did NOT show safety glazing in specific hazardous location.	2405.2
8.	Plans does NOT show sleeping room emergency egress windows.	1010.4
9.	Plans of STAIRS does NOT meet code requirements. see attached details.	1014.0
10	Handrails on plan did NOT enough details.	1022.0
11.	Guandrails plans NOT shown	1021.6
12.	Smoke detectors NOT shown on plans	920.3.2

Foundations (Chapter 18)

Wood Foundation (1808)

- N.A. Design
- N.A. Installation

Footings (1807.0)

- X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
- N.A. 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)
- X Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- S.R. Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X 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)
- I Grade
- X Spacing
- X Span
- X Girder 4" bearing 2305
- Steel Beam - garage (SR)

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- X 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))
- NA 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**

- SR Masonry (1206.0)
- NA Factory - built (1205.0)
- X Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

- SR General (407)
- SR Beneath rooms (407.3)
- SR Attached to rooms (407.4)
- SR Door sills (407.5)
- X Means of egress (407.8)
- X 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
- ~~_____~~ 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)
- ~~_____~~ Winders (1014.6.3)
- ~~_____~~ 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
- ~~_____ SA~~ Power source

Dwelling Unit Separation
Table 602

N/A