

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

Location of Construction: 88 Carsoe Drive Lot #23 Auburn Pina.		Owner: **Steven & Sharon Smalley		Phone: 797-0890 (H) 883-3417 (W)		Permit No: 991389
Owner Address: 44 Glenham Road West		Lessee/Buyer's Name: N/A		Phone: N/A		
Contractor Name: Ben Road Nordica Group		Address: 104 Winding Way South Portland, ME 04106		Phone: 767-3454		CITY OF PORTLAND
Past Use: Vacant		Proposed Use: New Single Family with Attached Garage		COST OF WORK: \$ 159,958		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type 5B BOCA 96
Proposed Project Description: Single 2 story colonial with attached garage. New Single Family Home.				Signature: _____		Signature: _____
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
				Action: Approved <input type="checkbox"/>		
				Approved with Conditions: <input type="checkbox"/>		
				Denied <input type="checkbox"/>		
Permit Taken By: UB		Date Applied For: 12-3-99		Signature: _____		Date: _____

Zone: **K-2** CBL: **386 A-B-023**

Zoning Approval:

Special Zone or Reviews:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj minor mm

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
 - Building permits do not include plumbing, septic or electrical work.
 - 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 Steven for Pick Up 883-3417

*x8833
Todd Merkle*

Don Haco-767-3454

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

Action:

Appoved

Approved with Conditions

Denied

Date: _____

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 12-3-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

2

COMMENTS

12-20-99 Pre-con w/ Don about went over 1. Filter Fabrik 2. Handrails 3. Egress 4. Chimney Specs 5. Ballusters
 6. Size of Roof RAFTERS 7. Specs for Beams 8. Treads/Risers 9. Lally Column Spacing 6' 10" MAX JIL
 He will call Ben Gosting inspr. JIL

1-6-00 Setbacks O.K. Ready to Backfill JIL

2-22-00 - Met contractor to discuss stairs in garage - Framing not ready to be inspected. TM

5/8 - need handrail on garage stairs/ extend laundry stand pipe -

Egress windows? - no tag on fire door

5/9 - Handrail installed, laundry stand pipe 18" - windows adjusted to meet egress, door OK TM
 OK for CO.

33.5
 24
 1340
 2700
 18000
 720
 84
 22
 144
 15
 720
 22
 144
 15
 720
 864
 1008
 7200
 8028

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: <u>OK</u>	<u>5/9/00</u>
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 88 Garsoe Dr. Lot 23 (386A B023)

Issued to Steven & Sharon Smalley

Date of Issue 5/9/2000

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. 991389, 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 w/ attached garage
Boca 1996
Use R-3 Type 5B

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/9/2000 *Tracy Wilson*
.....
(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.

Jan 2/20/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

May 9th 20 00

Received from Steven Smalley a fee

of fifty dollars /100 Dollars \$ 50.00

for permit to install
erect
alter Certificate of Occupancy

at move
demolish Lot # 23 (88) Garso Drive Est. Cost \$

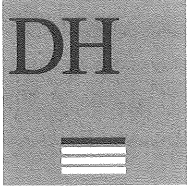
Check # 02

Inspector of buildings
Per Shina

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Auditors Copy



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

386-A-B-023

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: August 18, 2000

RE: Certificate of Occupancy – 88 Garsoe Drive

On August 18, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.

BUILDING PERMIT REPORT

DATE: 7 Dec, 99 ADDRESS: 88 Garsoe DR, Lot #23 CBL: 386-AB-023

REASON FOR PERMIT: Single Family 2 story dwelling (Colonial) with attached garage

BUILDING OWNER: Smalley's

PERMIT APPLICANT: _____ / CONTRACTOR D. Hood - Nordica Group

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$159,958.00 PERMIT FEES: \$984.00

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, *11, *15, *19, *26, *27, *28

*29, *32, *33, *34 - *5, *6,

- *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 3/4" 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)

#2



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

FEB 22

386-AB-023

000129

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 88 Course Dr. Lot 23 Use of Building Single Family Dwelling Date 2-22-00

Name and address of owner of appliance Steve Smalley

Installer's name and address Maietta Titus Blaschke P&H Inc.
36 Dibiase St Portland Me 04106 Telephone 797 2685

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Wiel McLain

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # 5236
- Gas # _____
- Other _____

Type of Chimney:

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

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame + 5 feet.

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Signature of Installer Dany P. Blaschke

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

Approved with Conditions

- See attached letter or requirement

(K)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

FEB 22

386-AB-623

000129

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 88 Carsoe Dr. Lot 23 Use of Building Single family Dwelling Date 2-22-00

Name and address of owner of appliance Steve Smalley

Installer's name and address Marietta Titus Blaschke P+H Inc.
36 Dibiase St Portland Me 04106 Telephone 797 2685

Location of appliance:

Basement Floor
 Attic Roof

Type of Fuel:

Gas Oil Solid

Appliance Name: Wiel Melak

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

Master Plumber # _____
 Solid Fuel # _____
 Oil # 5236
 Gas # _____
 Other _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type _____ UL# _____

Type of Fuel Tank

Oil
 Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame +5 feet.

Approved

Approved with Conditions

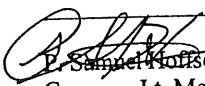
Fire: _____
Ele.: _____
Bldg.: _____

See attached letter or requirement

Signature of Installer Dany P. Blaschke

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

- *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 Hennessey, 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
ADDENDUM**

19990170
I. D. Number

Smalley, Steven
Applicant
44 Glenhaven Road, Westbrook, ME 04092
Applicant's Mailing Address

Consultant/Agent
H-797-0890 W-883-3417
Applicant or Agent Daytime Telephone, Fax

12/6/99
Application Date
Single family home w/att gar.
Project Name/Description

88 Garsoe Dr, Portland, Maine 04103
Address of Proposed Site
386A-B-023
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.

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.

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.

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.

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 to install all necessary erosion control measures and maintain as required. The applicant shall be responsible to provide positive drainage away from the structure and also provide the necessary measures to avoid discharge of site runoff to abutting properties other than through natural drainage conveyance channels. Measures may include, but are not limited to, swales, or pipe inlets connected to the storm drain system in the street.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviation shall require a separate approval before starting that work.
2. There is a 15 foot utility easement for sewer and water that shall be maintained.
3. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

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

Valuation: \$159,958.00 Plan Review # 1690/99
 Fee: \$984.00 Date: 7 Dec. 99

Building Location: 88 Garsoe DR Lot*23 CBL: 386-A B - 023

Building Description: Single Family dwelling / attached garage (colonial)

Reviewed by: S. Noffs es

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.	Please have all Lot Lines clearly marked before calling for Foundation Inspection.	
3.	Waterproofing & dampproofing shall comply with sections 1813.0.	1813.0
4.	Protection of concrete shall comply with section 1908.0	1908.0
5.	Guardrails shall comply with section 1021.0	1021.0
6.	Handrails shall comply with section 1022.0	1022.0

REV: PSH 6-28-98

Correction List		
NO:	Description	Code Section
7.	Ventilation of Attic shall comply with section 1210.0	1210.0
8.	Bridging shall comply with section 2305.16	2305.16
9.	Cutting, Boring and Notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 & 2305.5.1	
10.	Fireplaces (masonry) shall comply with NFPA 211 and section 1404	NFPA 211 1404.00
11.	Safety Glazing shall comply with section	2405
12.	Egress window from sleeping rooms shall comply with section	1010.4

rev:PSFI 6-28-98

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)
X Anchorage bolting in concrete (2305.17)
X Columns (1912)
SR Crawl space (1210.2) Ventilation
' Crawl opening size (1210.2.1)
' Access to crawl and attic space (1211.0)

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 2305.6.1

Floors (contd.)

- Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- SR Bridging (2305.16)
- SR Boring and notching (2305.5.1)
- SR Cutting and notching (2305.3)
- SA Fastening table (2305.2)
- VA 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
- 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)
- 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)
- VA Metal construction
- SR Masonry construction (Chapter 21)
- X Exterior wall covering (Chapter 14)
- X Performance requirements (1403)
- X Materials (1404)
- X 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)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- ~~X~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~X~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~X~~ NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

State Plumbing Code

Public Water
 Public Sewer

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)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ 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)
- ~~X~~ Stairways (1014.3) 36" W
- ~~X~~ Treads (1014.6) 10" min.
- ~~X~~ Riser (1014.6) 7 3/4" max.
- ~~X~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation
Table 602**

~~N/A~~

**Electrical
NFPA #**

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

19990170
I. D. Number

Smalley, Steven
Applicant
44 Glenhaven Road, Westbrook, ME 04092
Applicant's Mailing Address

12/6/99
Application Date
Single family home w/att gar.
Project Name/Description

Consultant/Agent
H-797-0890 W-883-3417
Applicant or Agent Daytime Telephone, Fax

88 Garsoe Dr, Portland, Maine 04103
Address of Proposed Site
386A-B-023
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 23 - no r. deck
 2300 21596 R-2 zonr
 Proposed Building square Feet or # of Units Acreage of Site 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: 12/6/99

DRC Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions see attached Denied

Approval Date 12/14/99 Approval Expiration 12/14/00 Extension to _____ Additional Sheets Attached

Condition Compliance Steve Bushey 12/14/99
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 | _____ | | |
| | 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**

19990170

I. D. Number

Smalley, Steven

Applicant

44 Glenhaven Road, Westbrook, ME 04092

Applicant's Mailing Address

12/6/99

Application Date

Single family home w/att gar.

Project Name/Description

Consultant/Agent

H-797-0890 W-883-3417

Applicant or Agent Daytime Telephone, Fax

88 Garsoe Dr, Portland, Maine 04103

Address of Proposed Site

386A-B-023

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 23 - no r. deck**

2300

21596

R-2 zonr

Proposed Building square Feet or # of Units

Acreeage 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: 12/6/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

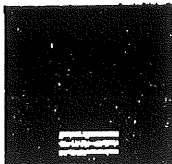
Approval Date 12/9/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

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
Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
Inspection	_____	_____	
	date	signature	
Of Occupancy	_____		
	date		
Guarantee Released	_____	_____	
	date	signature	
Submitted	_____	_____	_____
	submitted date	amount	expiration date



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 773 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

Wesley

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Steve Bushey, P.E., Acting Development Review Coordinator

DATE: May 9, 2000

RE: Certificate of Occupancy - 88 Garsoe Drive

On May 8, 2000, the site was reviewed for compliance with the conditions of approval dated December 6, 1999.

It is my opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.

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

19990170
I. D. Number

Smalley, Steven
Applicant
44 Glenhaven Road, Westbrook, ME 04092
Applicant's Mailing Address

12/6/99
Application Date
Single family home w/att gar.
Project Name/Description

Consultant/Agent
H-797-0890 **W-883-3417**
Applicant or Agent Daytime Telephone, Fax

88 Garsoe Dr, Portland, Maine 04103
Address of Proposed Site
386A-B-023
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviation shall require a separate approval before starting that work.
2. There is a 15 foot utility easement for sewer and water that shall be maintained.
3. Separate permits shall be required for future decks, sheds, pool, 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>Lot #23 Auburn Pines 88 Garsoe Drive</u>		
Total Square Footage of Proposed Structure <u>2300</u>	Square Footage of Lot <u>21,596</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>386A</u> Block# <u>B</u> Lot# <u>023</u>	Owner: <u>* STEVEN + SHARON Smalley</u>	Telephone#: <u>797-0890 H 883-3417 W</u>
Lessee/Buyer's Name (If Applicable) <u>owner</u>	Owner's/Purchaser/Lessee Address: <u>* 44 Glenhaven Rd West - Pkt 0410</u>	Cost Of Work: <u>\$157,958.⁰⁰</u> Fee: <u>\$984</u>
Proposed Project Description: (Please be as specific as possible) <u>Single Family Home w/ attached garage 2 story Colonial + 300 sq ft site plan</u>		
Contractor's Name, Address & Telephone <u>NORDICA GROUP 104 Windingway S. Pkt. ME. 04106</u>		Rec'd By: <u>WJ</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:

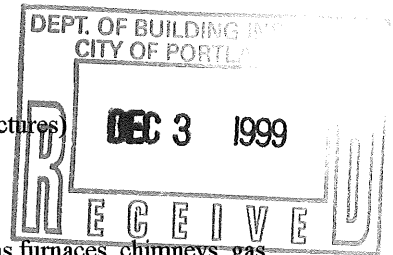
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- 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

** call for pick up
STW 883-3417*

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>Steven T. Smalley</u>	Date: <u>12-03-99</u>
--	-----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$300.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services
Michael J. Nugent
Manager



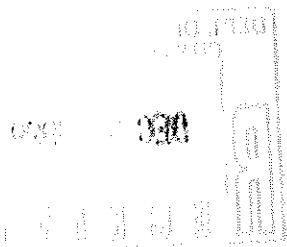
Department of Urban Development
Joseph E. Gray, Jr.
Director

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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990170

I. D. Number

Smalley, Steven

Applicant

44 Glenhaven Road, Westbrook, ME 04092

Applicant's Mailing Address

12/6/99

Application Date

Single family home w/att gar.

Project Name/Description

Consultant/Agent

H-797-0890 W-883-3417

Applicant or Agent Daytime Telephone, Fax

88 Garso Dr, Portland, Maine 04103

Address of Proposed Site

386-AB-023

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 23**

2300

21596

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: **12/6/99**

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 |
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| | 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: Steven & Sharon Smalley Date: 12/9/99

Address: 80 Gansole Drive (623) Auburn Pines C-B-L: 386A-B-23

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 2 story colonial with attached garage
No rear decks shown

Sevage Disposal - City

Lot Street Frontage - 50' req - 100' shown

Front Yard - 25' req ~ 44' shown

Rear Yard - 25' req ~ 115' shown

Side Yard - 14' req ~ 17' on rt & 15' on left

Projections - left side chimney - rear expansion bay - front porch

Width of Lot - 80' req - 100' shown

Height - 35' max - 2 story, 26.5' shown

Lot Area - 10,000^{sq ft} - 21,596^{sq ft}

Lot Coverage/ Impervious Surface - 20% of 4319.2^{sq ft} max

Area per Family - 10,000^{sq ft}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor
19990170

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 zone X
15' on left side yard for utility easement

40' x 34 = 1360^{sq ft}
 14 x 2 = 28^{sq ft}
 24 x 24 = 576^{sq ft}
 OK (1964^{sq ft})