

Form 1  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

JAN 11 2005

This is to certify that Gilbert Heather L. & /Chase Ostrom Homes of Windham

has permission to Build New 50' x 42" single family home with 2 car garage included & 8' x 10' deck.

AT 15 Alice Ct

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.  
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

Permit Number: 041789

JAN 11 2005

**RECEIVED**

**PERMIT ISSUED**

**CITY OF PORTLAND**

*Jeanie Banks* 1/10/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Location of Construction:</b> 15 Alice Ct		<b>Owner Name:</b> Gilbert Heather L &		<b>Owner Address:</b> 1851 Washington Ave		<b>Phone:</b> 207-233-3397	
<b>Business Name:</b> n/a		<b>Contractor Name:</b> Chase Custom Homes of Windham		<b>Contractor Address:</b> 1 Percy Hawks Road, Windham		<b>Phone:</b> 8922700	
<b>Lessee/Buyer's Name</b> n/a		<b>Phone:</b> n/a				<b>Zone:</b> R2	
<b>Past Use:</b> Vacant		<b>Proposed Use:</b> Build New 50' x 42" single family home with 2 car garage included & 8' x 10' deck.		<b>Permit Fee:</b> \$2,931.00		<b>Cost of Work:</b> \$315,000.00	
				<input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: R3 Type: SB IRC-2003 Signature: JMB 1/10/05	
<b>Proposed Project Description:</b> Build New 50' x 42" single family home with 2 car garage included & 8' x 10' deck.				<b>Signature:</b>			
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
				Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				<b>Signature:</b> <b>Date:</b>			
<b>Permit Taken By:</b> gg		<b>Date Applied For:</b> 12/02/2004		<b>Zoning Approval</b>			
				<b>Special Zone or Reviews</b>		<b>Zoning Appeal</b>	
				<input type="checkbox"/> Shoreland N/A		<input type="checkbox"/> Variance	
				<input type="checkbox"/> Wetland		<input type="checkbox"/> Miscellaneous	
				<input type="checkbox"/> Flood Zone		<input type="checkbox"/> Conditional Use	
				Subdivision		<input type="checkbox"/> Interpretation	
				<input checked="" type="checkbox"/> Site Plan		<input type="checkbox"/> Approved	
				2004-0245			
				Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>			
				ok 1/5/05			
				<b>Date:</b> 1/5/05		<b>Date:</b>	
						<b>Historic Preservation</b>	
						<input checked="" type="checkbox"/> Not in District or Landmark	
						<input type="checkbox"/> Does Not Require Review	
						<input type="checkbox"/> Requires Review	
						<input type="checkbox"/> Approved	
						<input type="checkbox"/> Approved w/Conditions	
						<input type="checkbox"/> Denied	
						<b>Date:</b>	

## 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

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

<b>Permit No:</b> 04-1789	<b>Date Applied For:</b> 12/02/2004	<b>CBL:</b> 386A B035001
<b>Location of Construction:</b> 15 Alice Ct	<b>Owner Name:</b> Gilbert Heather L &	<b>Owner Address:</b> 1851 Washington Ave
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Douglas Candage	<b>Contractor Address:</b> Windham
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Phone:</b> 207-233-3397
<b>Proposed Use:</b> Build New 50' x 42" single family home with 2 car garage included & 8' x 10' deck.		<b>Permit Type:</b> Single Family
<b>Proposed Project Description:</b> Build New 50' x 42" single family home with 2 car garage included & 8' x 10' deck.		<b>Phone:</b> (207) 893-1320

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/05/2005**Note:** 12/9/04 spoke to Doug Candage - the minimum lot width of 80' is not being met -  
12/15/04 revised plans received - the house has been moved back - I had questions about the wetlands - see e-mails, but planning assures me that they are not an issue and do not have to meet 25' setbacks**Ok to Issue:** ☒

- 1) There shall be a 25' setback from any protected wetland as determined by DEP.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 01/10/2005**Note:** 1/10/05 spoke w/Douglas C. For more construction details as noted on plans & review checklist.**Ok to Issue:** ☒

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or heating.

# STATE OF MAINE CHIMNEY OR FIREPLACE DISCLOSURE

**Dear Consumer:** State law, specifically 32 M.R.S.A., Chapter 33, requires chimney or fireplace installers, as of January 1, 1992, to provide you with this **Disclosure** prior to the installation work being done on your chimney or fireplace. The purpose of this Disclosure is to help you, as a consumer, make an **informed** decision as to the abilities of the installer and under what requirements the installation must comply. It is important to note that the State of Maine does not require registration or licensure of chimney or fireplace installers; however, it is just as important to realize that many fires are caused each year by **improperly constructed fireplaces** and chimneys. For further information about this law, call the Division of Licensing & Registration at 624-8629 or write to the Division at #35 State House Station, Augusta, Maine 04333.

## **INSTALLER INFORMATION**

Name of Installer \_\_\_\_\_

D.B.A. \_\_\_\_\_

Name of Installer (if incorporated) \_\_\_\_\_

D.B.A. \_\_\_\_\_

Legal Address \_\_\_\_\_

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Business Telephone \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Years of experience doing fireplace or chimney installations \_\_\_\_\_.

## **CONSUMER IDENTIFICATION**

Consumer's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Business Telephone \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Installer, please give a brief description of installation being offered

I, \_\_\_\_\_, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA 211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, Oil and Solid Fuel Board.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**INSTALLATION STANDARDS**

Please check the type of unit(s) that will be installed:

- ☐ **Factory-Built Chimney and Chimney Units.**

Factory-built chimney and chimney units shall be listed and shall be installed in accordance with the temperature conditions of the listing and the manufacturer's instructions and all requirements of NFPA 221 for chimneys, fireplaces, vents and solid fuel appliances.

- ☐ **Masonry Chimney.**

Masonry chimneys shall be designed, anchored, supported and re-enforced as required by NFPA 211 for chimneys, fireplaces, vents and solid fuel appliances.

- ☐ **Metal Chimney.**

Metal chimneys shall be constructed in accordance with NFPA 211, and shall apply good engineering practices as necessary for:

1. Strength to resist stress
2. Adequate anchoring and bracing
3. Durability
4. Security against leakage
5. Allowances for thermal expansion

- ☐ **Factory Built Fireplace.**

Factory built fireplaces shall be listed and shall be installed in accordance with the terms of its listing and all applicable sections of NFPA 211.

- ☐ **Masonry Fireplace.**

Masonry fireplaces shall meet the requirements of NFPA 211, Chapter 7 and all other pertinent sections.

- ☐ **Other**

Please list on separate sheet of paper if making repairs of pre-existing chimneys, such as repair or replacement of chimney liners, etc.


**CONSUMER CHECKLIST**

1. Have you asked for references to be provided by the installer?
2. Is the installer familiar with the NFPA 211 codes and does the installer carry a code book?
3. If the installation is a pre-fabricated or fireplace, is its manufacturer registered with the Maine Oil & Solid Fuel Bd.
4. Does the installer provide any type of written guarantee for the product installation being proposed?
5. Has the installer provided you with a written contract? 10 M.R.S.A. Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
6. Have you asked the local fire department or code enforcement officials to inspect the installation during and after completion?

15 Alice Ct 386 AB-35

# 04-1789

Soil type/Resumeptive Load Value (Table 401.4.1)			Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footings Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)			24", 20", 30"		OK
Foundation Drainage Dampproofing (Section 406)			Drain, Tar, Fabric		OK 1/10/05
Ventilation (Section 409.1) Crawls Space ONLY			Windows wells? NO		May be a partial Daylight if install a egress eement OK
AnchorBolts/Straps (Section 403.1.4)			1/2" x 6" @ 4' OC.		OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))			3" x 3 x 3/16" 24" x 24" x 10"		OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))			Steel, LVL's 4-2x12		Need Specs
Sill/Band Joist Type & Dimesions			2x6 B.F. 2x10		OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))			12" prefab FL Joists		OK Specs
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))			12" prefab FL Joists		OK

Garage  Beam 12" prefab joists ~~W~~ ~~aka~~ Roof Truss

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1) )	masses 24" o.c. Ridge Girder spec LVL for R.T. side load	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7) )	D.I.C	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1) )	5/8" 1/2' <del>5/8"</del> 1/2" HCLIPS over Gypsum board	OK
Fastener Schedule (Table 602.3(1) & (2) )	per contractor	OK
<b>Private Garage</b>		
Section 309 and Section 407 1999 BOCA Living Space ? (Above or beside)	5/8" ceiling 5/8" walls	OK
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	1 3/4" solid core elevated	OK
Egress Windows (Section 310)	shown in each Bedroom	OK
Roof Covering (Chapter 9)	Asphalt	OK
Safety Glazing (Section 308)	Skylight	OK
Attic Access (BOCA 1211.1)	22x30	OK
Draft Stopping around chimney		Exterior CR

Header Schedule		LVLS	Specs
Type of Heating System			
<b>Stairs</b>			
Number of Stairways		5	
Interior		2	
Exterior		3	
Treads and Risers (Section 314)		9 1/2 Tread 10 11 7 5/8 / 7 7/16	—
Width		3 1/4"	
Head om		6' 8"	
Guardrails and Handrails (Section 315)		36" graspable?	ok
Smoke Detectors Location and type/Interconnected		ALL bedrooms protecting each door	OK
Plan Reviewer Signature			

See Chimney Summary Checklist

1/10/05 Pete to Doug C. May be a 1/2 daylight in Rt. Rear  
will install egress casement — or basement will remain unfinished



Site # 4 0045

# All Purpose Building Permit Application

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

Total Square Footage of Proposed Structure <i>Acres</i>		Square Footage of Lot <i>2</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>396</i> Block# <i>AB</i> Lot# <i>035</i>		Owner: <i>Cher G. Gilbert</i> Telephone: <i>233-3397</i>	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <i>Douglas B Candage</i> <i>PO Box 142</i> <i>So. Windham ME 04852</i>	
		Cost Of Work: \$ <i>315,000</i> Fee: \$ <i>6103,231.00</i>	
Current use: <i>Land</i>		<i>BLD Fee 2,856.00</i> <i>Site Fee 300.00</i> <i>City 75.00</i>	
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____ <i>6 x 10 deck</i>			
Proposed use: <i>Res Home</i>		<i>2 Car garage</i>	
Project description: <i>Building New home 50' x 42' including</i>			
Contractor's name, address & telephone: <i>Douglas B Candage Builder</i> <i>PO Box 142 So Windham ME 04852</i>			
Who should we contact when the permit is ready: <i>DOUGLAS</i>		TEL # <i>893-1320</i>	
Mailing address:			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <i>893-1320</i> <i>Cell 653-6004</i>			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Signature: \_\_\_\_\_

From: Jay Reynolds  
To: Marge Schmuckal; Sarah Hopkins  
Date: Wed, Dec 29, 2004 4:05 PM  
Subject: Re: lot #13 Alice Ct.

I haven't approved it yet, however it will be.....

There were no stipulations or extra requirements in the Auburn Pines Subdivision, nor the recently approved split of the lot, *so* building outside of the envelope is not an issue with planning.

Jay

>>> Marge Schmuckal 12/29/2004 3:39:59 PM >>>

I am trying to find out the status of this site plan review. At the December 15th site plan review meeting, we discussed this. I understood the conversation as planning rejecting this revision because parts of the building were outside of the approved envelope and closer to wetlands.

Doug Candage, the contractor, is now saying that the revised site plan ~~was~~ reviewed and approved by planning. Was the revision approved? If *so*, when do I get a stamped, approved plan?

Thanks,  
Marge

From: Marge Schmuckal  
To: Jay Reynolds; Sarah Hopkins  
Date: Wed, Dec 29, 2004 3:39 PM  
Subject: lot #13 Alice Ct.

I am trying to find out the status of this site plan review. At the December 15th site plan review meeting, we discussed this. I understood the conversation as planning rejecting this revision because parts of the building were outside of the approved envelope and closer to wetlands.

Doug Candage, the contractor, is now saying that the revised site plan was reviewed and approved by planning. Was the revision approved? ~~If~~ *so*, when ~~do~~ I get a stamped, approved plan?

Thanks,  
Marge

**From:** Marge Schmuckal  
**To:** Jay Reynolds  
**Date:** Thu, Dec 9, 2004 3:57 PM  
**Subject:** Alice St - new house permit

Jay,  
I just started to review this and there is a problem. There is a minimum lot width requirement thru the building where it is placed on the lot. The submitted plan is not showing that. When they split this lot earlier this year, the building was intended to be in the back portion (where it shows the 80' minimum width), not the front.

I spoke with Douglas Candage and let him know.

Marge

**WARRANTY DEED**  
**CORPORATE GRANTOR**  
**JOINT TENANCY**  
**MAINE STATUTORY SHORT FORM**

File No: **957685 ( DP )**

**KNOW ALL PERSONS BY THESE PRESENTS, That** Chase Custom Homes & Finance, Inc. having a place of business in **Windham, Cumberland, Maine,**

for consideration paid, grant to **Heather L. Gilbert and Christopher M. Gilbert**

of **Portland**, County of **Cumberland**, State of **ME**, whose mailing address is **1851 Washington Ave, Portland, ME 04103,**

with **warranty covenants**, as joint tenants the land in **Portland**, County of **Cumberland**, and State of **Maine**, described on the attached **EXHIBIT A.**

**WITNESS** our/my hand(s) and seal(s) this **First day of October, 2004.**

Witness as to All:

\_\_\_\_\_  
**'Chase Custom Homes & Finance, Inc.**

By: Scott Merrill Its: CFO

STATE OF **MAINE**  
COUNT-" OF

SS.

**October 1, 2004**

Then personally appeared the above named Scott Merrill  
and **acknowledged** the foregoing instrument to be his/her/their  
**free act and deed**

Before me

\_\_\_\_\_  
Notary Public Paul D. Bumper  
My Commission Expires: 8/24/09

EXHIBIT 'A'

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Alice Court, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly side line of said Alice Court at the southerly corner of land now or formerly of David L. LeBorgne and Adele C. LeBorgne as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15007, Page 308; thence N 54 degrees 04' 13" E by said land of LeBorgne a distance of Two Hundred Twenty-one and 52/100 (221.52) feet to a point and land now or formerly of Greg W. Isherwood and Donna M. Isherwood as described in a deed recorded in said Registry in Book 15203, Page 262; thence N 54 degrees 04' 13" E by said land of Isherwood a distance of Two Hundred and Twenty-one and 52/100 (221.52) feet to an iron rod (5/8" rebar with cap "PLS 1273") and land now or formerly of Robert Lincoln Adam as described in a deed recorded in said Registry in Book 6268, Page 284; thence S 58 degrees 54' 55" E a distance of Twenty-one and 17/100 (21.17) feet to a point; thence S 43 degrees 36' 45" W a distance of Three Hundred Thirty-three and 37/100 (333.37) feet to a point; thence S 54 degrees 04' 13" W a distance of Forty and 0/100 (40.00) feet to a point; thence S 89 degrees 21' 46" W a distance of Thirteen and 92/100 (13.92) feet to a point; thence S 38 degrees 59' 34" W a distance of Sixty-seven and 44/100 (67.44) feet to the northeasterly sideline of said Alice Court; thence northwesterly by said Alice Court following a non tangent curve to the right having a radius of Five Hundred and Seventy-five and 00/100 (575.00) feet, an arc length of Eighty-nine and 86/100 (89.86) feet to the point of beginning, said point of beginning lying S 40 degrees 24' 26" E a distance of Eighty-nine and 78/100 (89.78) feet from the last mentioned point.

Bearings are based on True North.

The above described parcel being a portion of Lot 13 as depicted on a Plan of Auburn Pines Subdivision made for Neptune Properties recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

The above described parcel is subject to the restrictive covenants as set forth in the Declaration of Restrictions and Covenants, Auburn Pines, as recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172; to and Amended Subdivision Plan for Michael 3. Major dated March 3, 2003 and recorded in said Registry in Plan Book 203, Page 256; and to an Amended Subdivision Plan of Auburn Pines made by Pinkham & Greer for Chase Custom Homes & Finance, Inc. dated August 22, 2003 and recorded in said Registry in Plan Book 204, Page 31.

Meaning and intending to convey the same premises conveyed to Chase Custom Homes & Finance, Inc., by Warranty Deed from Michael 3. Major and Mary Jean Major dated February 26, 2004 and recorded at Book 20917 Page 84 Cumberland County Registry of Deeds.

Applicant: Doug Candage

Address: 15? Alice CT No assigned # yet

Date: 12/9/04

C-B-L: 386A-B-035

CHECK-LIST AGAINST ZONING ORDINANCE

Date - lot created by splitting lot #13 - approved by Planning Bd

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - to

Sewage Disposal - City

Lot Street Frontage - 50' min - 89.96' shown

Front Yard - 25' min - 29' given

Rear Yard - 25' min - over 25' shown

Side Yard - 14' min - 14' & 17' shown

2 Story Projections - rear family room & chimney in rear

ok see revised

Width of Lot - 80' min - 75' scaled (moved 7' Bldg Back)

Height - 35' MAX

Lot Area - 10,000 sq ft - 25,966 sq ft

Lot Coverage/ Impervious Surface - 20% MAX

Area per Family - 10,000 sq ft

Off-street Parking - 2 reg - 2 car garage shown

Loading Bays - N/A

Site Plan - minor minor # 2004-0245

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel Z  
Zone X