

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

Location of Construction: 33 Caron St		Owner: Timothy Higgins		Phone: 797-2129	
Owner Address: 123 Maine St		Leasee/Buyer's Name:		Business Name:	
Contractor Name: Timothy Higgins		Address: 123 Maine St Portland, ME 04103		Phone:	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 75,000.00	
				PERMIT FEE: \$ 395.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: 33 Type: 5B Signature: [Signature]	
Proposed Project Description: Construct 1-fam dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 20 September 1995			

Permit No: **951049**

PERMIT ISSUED
Permit Issued:
OCT - 5 1995
CITY OF PORTLAND

Zone: _____ CBL: 388-3-023
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

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

Action:
 Approved
 Approved with Conditions
 Denied
Date: 10/3/95

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

02 Oct 95 - Permit Routed
20 September 1995

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

CEO DISTRICT **7**

10/20/98

COMMENTS

10-11-95- Fgs Poured / Form placement in progress 8" walls (no key) Setbacks appear OK
 (Garage is Frost wall type) check w/ zoning for chimney projection (still appears to meet setbacks)

10-13-95- Stripping forms wall 8"/w Anchor bolts

10-19-95- Back filling in progress / Dampening completed (Ext. House walls) crushed stone

Tot. Basement Floor 4 pads poured 3 small 2'x2' & (1) 3'x3' (Garage Floor compacting in progress)

Drainage Foundation / covered

11-2-95 Framing under way w/ed insp in about 10 days

11-21-95- Framing Insp (Except Basement) Bul'

11-27-95 Bulk head 5'-4" x 6' setback OK / stairs not yet completed


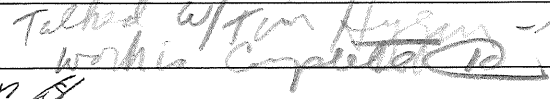
12-7-95 (no basement stairs) / 4-30-96 basement Framing OK / 2nd Fl. / Framing for bath deck


8/19/97 Final - ok for C of S

2/9/98 Issue Temp C of S Exp 5/31/98

single family Dwelling w/ attached garage - no deck

Restrictions per Jim Wendell letter (attached)

2/3/98 order printed from Jim Wendell  Talked w/ Jim Hugen - send work in Expedited 

23 Feb. 98 Went TO SITE For Final Ele. Insp. could NOT get 1st 

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Temporary
exp. 5/31/98

Certificate of Occupancy

LOCATION

33 Caron St

Issued to

Timothy Higgins

Date of Issue 2/12/98

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. 951049, 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 w
attached garage no decks

Limiting Conditions:

1. The final grading, loaming and seeding, and tree planting appears to be completed. However, due to snow cover, the existence of the required beam along the property line with lot 12 could not be confirmed.
2. A dry well was required for the foundation drain. Unable to confirm installation. Owner will need to expose it sufficiently this spring to confirm that it is installed.
3. Confirmation with D.P.W. that they have the necessary sanitary service as-built data is needed.

This certificate supersedes
certificate issued

Approved:

2/12/98
.....
(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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kevin Carroll, Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 9, 1998

SUBJECT: Request for Certificate of Occupancy
33 Caron Street (lot 13)

On February 9, 1998 the site was reviewed for compliance with the conditions of approval dated 10-2-95 and previous comments in a letter dated 8-19-97. Snow cover made it difficult to evaluate the completion of the work. My comments are:

1. The final grading, loaming and seeding, and tree planting appears to be completed. However, due to snow cover, the existence of the required berm along the property line with lot 12 could not be confirmed. This determination will have to wait till spring.
2. A dry well was required for the foundation drain. I was unable to confirm the installation. The owner will need to expose it sufficiently this spring to confirm that it is installed.
3. Confirmation with Public Works that they have the necessary sanitary service as-built data is needed.

It is my opinion that all conditions of the site plan approval has not been met and a permanent Certificate of Occupancy **should not be issued.**

TO: Code Enforcement
FROM: Jim Wendel, Development Review Coordinator
DATE: August 19, 1997
RE: Request for Certificate of Occupancy
33 Caron Street (Lot 13)

On August 19, 1997 I reviewed the site for compliance with the conditions of approval dated 10-02-97; my comments are:

1. The final grading, loaming and seeding needs to be completed. A berm is required along the property line with lot 12.
2. A dry well was required for the foundation drain; I was unable to confirm the installation.
3. Two City of Portland approved trees must be planted. They should be planted no later than September 15, 1997.
4. Confirmation with Public Works that they have the necessary sanitary service as-built data is needed.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming code enforcement has no outstanding issues.

cc: Kandi Talbot, Planner

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation	Portland Me
Street Subdivision Lot #	Caron St. (33)

PROPERTY OWNERS NAME

Last:	Higgin	First:	Tim
Applicant Name:	Jim Godbout PPH		
Mailing Address of Owner/Applicant (If Different)	183 Granite St Biddeford Me		

PORTLAND PERMIT # 5724 STATE COPY

Date Permit Issued: 9/17/96 \$ 60 FEE If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] LPI. # 0124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: James M. Godbout 4/15/96

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

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # 105993</p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	3	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____	1	Water Heater
		Fixtures (Subtotal) Column 2	13	Fixtures (Subtotal) Column 1
			12	Fixtures (Subtotal) Column 2
			15	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 60	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PLUMBING APPLICATION

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

PROPERTY ADDRESS

Town Or Plantation: PORTLAND ME

Street Subdivision Lot #: 33 CAROL ST

PROPERTY OWNERS NAME

Last: Higgins First: Tim

Applicant Name: Richard McDonald

Mailing Address of Owner/Applicant (If Different): 197 BRIDGE ST WEST BROOK ME

PORTLAND PERMIT # 5553 STATE COPY

Date Permit Issued: 10-24-95 \$ 44 FEE If Double Fee Charged

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

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Richard McDonald 10-24-95
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

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER — SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 12222

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	<u>2</u>	Hosebibb / Sillcock	<u>1</u>	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	<u>1</u>	Sink
		Drinking Fountain	<u>2</u>	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>2</u>	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	<u>1</u>	Clothes Washer
		Grease / Oil Separator	<u>1</u>	Dish Washer
Number of Hook-Ups & Relocations		Dental Cuspidor	<u>1</u>	Garbage Disposal
\$ Hook-Up & Relocation Fee		Bidet		Laundry Tub
		Other: _____		Water Heater
OR		Fixtures (Subtotal) Column 2	<u>9</u>	Fixtures (Subtotal) Column 1
	<input type="checkbox"/> TRANSFER FEE [\$6.00]		<u>2</u>	Fixtures (Subtotal) Column 2
			<u>11</u>	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ <u>44</u>	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Applicant: Tim Higgins
Address: 33 Caron St,
Assessors No.: 308-B-023

Date: 10/4/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Use - New single family with Attached garage

Sewage Disposal - City

Rear Yards - 25' req. - 25' shown

Side Yards - ^(1 story) 12' on ~~house~~ garage side / ^(2 story) 14' on house side (right) - 12' shown on garage side; exactly 14' shown on 2 story side

Front Yards - 25' req. - 25' shown

→ Projections - future chimney on right side / bulkhead on rear → does NOT show encroaching on rear yard

Height - 2 story house w/ attached garage

Lot Area - 10,000 sq ft req. — 10,000 sq ft per assessors

Building Area - max 20% of lot coverage (2,000 sq ft max coverage)

Area per Family -

Width of Lot - 80' min / 100' shown

Lot Frontage - 50' min / 100' shown

Off-street Parking - - 2 car garage

Loading Bays - N/A

Site Plan - MINOR/minor

Shoreland Zoning - N/A

Flood Plains -

$24 \times 34 = 816$

$24 \times 22 = 528$

1344 sq ft



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

I. D. Number _____

Applicant Timothy Higgins
123 Maine St Ptld, ME 04103

20 September 95
Application Date

Applicant's Mailing Address
Tim - 797-2129 7976320 (daytime)

Project Name/Description

Applicant or Agent Daytime Telephone, Fax

31-37 Caron St
Address of Proposed Site

388-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 Other (specify) _____
1,369 sq ft/ 2,185 10,000. Sq Ft R-2
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmuckel

- Approved **Approved w/Conditions listed below** Denied

1. please note that a chimney can not project more than
2. 2 feet into the required yard. (your side set back is
3. exactly at the minimum on the right side of your proposed
4. build)

Approval Date 10/4/95 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 31 - 37 Caron St 33 Caron St



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

I. D. Number _____

Applicant Timothy Higgins
123 Maine St Ptld, ME 04103

20 September 95
Application Date

Applicant's Mailing Address
Tim - 797-2129 7976320 (daytime)
Consultant/Agent

31-37 Caron St
Address of Proposed Site
388-B-023

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____
1,369 sq ft/ 2,185 10,000.0Sq Ft
Proposed Building Square Feet or # of Units 10,000.0Sq Ft Acreage of Site R-2 Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer James Seymour

- Approved Approved, w/Conditions listed below Denied 10/2/95
- Foundation Drain - Drywell has been proposed. See Note 13 + 15
 - Drainage Disclaimer Note - Attached.
 - Grading - Berm needed along stockade fence
 - Standard Conditions - please see attached sheets

Approval Date 10/2/95 Approval Expiration 10/2/96 date date
Extension to _____ date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 31 - 37 Caron St 33 Caron St

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 4, 1995

Timothy Higgins
123 Maine Avenue
Portland, ME 04103

RE: 33 Caron Street

Dear Mr. Higgins,

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

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

Site Plan Review Requirements

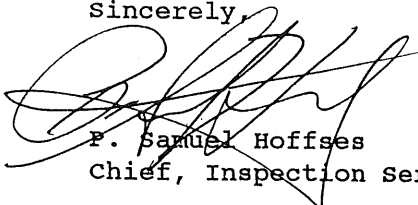
Inspection Services - Approved with conditions - The chimney cannot project more than 2 feet into a required setback. Your side setback is exactly at the minimum on the right side of your proposed building. - M. Schmuckal Development Review Coordinator - Approved with conditions - See attached site plan review addendum - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

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

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, Asst.C, Insp Svcs
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: October 4, 1995 ADDRESS: 33 Caron Street

REASON FOR PERMIT: To construct a single family dwelling with garage

BUILDING OWNER: Timothy Higgins

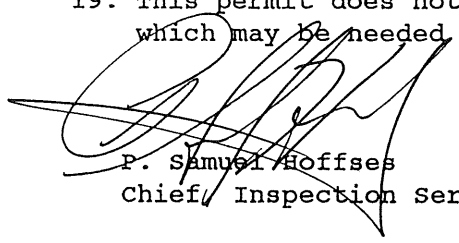
CONTRACTOR: Same APPROVED: Per items #1, 7, 9, 10,

11, 13, 14, 15 & 16

CONDITIONS OF APPROVAL

- *1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- *7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- *9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

- *10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
- *11. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses
Chief, Inspection Services

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: TIMOTHY HIGGINS
ADDRESS: 123 Maine St. PORTLAND, ME 04103
SITE ADDRESS/LOCATION: 31-37 CARON ST.
DATE: 9/26/95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. 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.
2. 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.
3. Your new street address is now 33 CARON ST, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey 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.

7. A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. 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.
10. The site contractor shall establish finish grades at the building 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.
11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), 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 the drainage from the property.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. The building contractor shall include the location and outlet invert elevation of the foundation drain. Tying foundation drains into sanitary sewers is not acceptable to Portland Public Works.

cc: Katherine Staples, P.E., City Engineer

14 Please take note of the attached Disclaimer Statement of Existing Poorly Drained Areas.

15. Erosion Control is needed around drywell during lot disturbance.
¹
 soil



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."