

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

Location of Construction: 46 Roaringbrook Rd		Owner: Peter Kennedy		Phone: 797-6320		Permit No: <b>941019</b>
Owner Address:		Leasee/Buyer's Name:		Business Name: # 797-2129		
Contractor Name: Tim Higgins		Address: 123 Maine Ave Ptld, ME 04103		Phone: 797-2129		Permit Issued: <b>PERMIT ISSUED</b> SEP 27 1994 CITY OF PORTLAND
Past Use: Foundation for 1-fam		Proposed Use: 1-fam		COST OF WORK: \$ 853,000 / 75,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		
Proposed Project Description: Construct 1-fam (foundation existing)		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		INSPECTION: Use Group: _____ Type: _____ Signature: _____		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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

SIGNATURE OF APPLICANT Tim Higgins ADDRESS: \_\_\_\_\_ DATE: 19 Sept '94 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT 7

COMMENTS

10-19-94 - House Framing complete / garage not finished

10-24-94 - Framing (Bulkhead stairs headroom) (OK. otherwise (Bulk-stair headroom))

12-12-95 - Final C&O Insp. OK

Inspection Record

	Type	Date
Foundation:	In Op Permit # 940866	9-15-94
Framing:	OK	10-24-94
Plumbing:		
Final:		
Other:		

Applicant: Tim Higgins  
Address: 46 Roaring Brook Rd.  
Assessors No.: 397-A-1

Date: 8-15-94

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R2

Interior or corner lot?

Use - single

Sewage Disposal - city

Rear Yards - 12'

Side Yards - 12' and 25'

Front Yards - 25'

Projections - front steps

Height -

Lot Area - OK

Building Area - ~~34~~ ~~22~~ ~~484~~ OK

Area per Family - ~~952~~  
entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

397 A 001

397-A-001

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

APPLICANT: DM HIGGINS  
ADDRESS: 123 MAINE AVE. PORTLAND, ME. 04103  
SITE ADDRESS/LOCATION: 46 ROARING BROOK ROAD (LOT #49)  
DATE: 8/11/94

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 not 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 ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired 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. *EXISTING TREES MAY BE USED WITH PRIOR APPROVAL OF CITY ARBORIST*
- Your new street address is now 46 ROARING BROOK ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closings with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) 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 storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
- DRIVEWAY ACCESS TO BE FROM EXISTING CURB CUT. ESTABLISH FINISH GRADE ELEVATIONS AT FOUNDATION AND WITHIN LOT TO PROVIDE POSITIVE DRAINAGE. GRADES SHOULD BE CONSISTANT WITH ABUTTING LOTS. SEE ATTACHED SITE PLAN DATED JULY 29, 1994

cc: P. Niehoff  
SITE PLAN DATED JULY 29, 1994

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 19, 1994

Mr. Tim Higgins  
123 Maine Avenue  
Portland, Maine 04103

**RE:42-50 Roaring Brook Rd.**


Dear Sir,

Your application to construct a foundation only for a 1-family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

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

1. All conditions on the attached Site Plan Review conditions approval must be met.
2. Before framing construction can begin a separate permit with structural plans must be applied for, reviewed and approved.
3. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained (a 24-hours notice is required prior to inspection).
4. 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.

If you have any questions regarding these requirements, please give this office a call.

Sincerely,  
  
Marge Schmuckal  
Asst. Chief of Inspections

cc: Ownes McCulloch

BUILDING PERMIT REPORT

Address 46 RORRINGBROOK RD Date 9/26/94

Reason for Permit construct 1-family dwelling on existing foundation Bldg. Owner: Peter Kennedy

Contractor: Tim Higgins

Permit Applicant: Contractor

Approval: with conditions - Previous existing requirements on the foundation permits must still be met - ALSO items:

CONDITION OF APPROVAL: # 7, 8, 9, 10, 12, 13, 14, 15

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register 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) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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 system 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 locations 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

(over)

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919-3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. 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~~ <sup>including</sup> 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). <sup>Steel beam</sup>

10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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 or occupancy is issued or demolition permit is granted.

16. 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".

17. 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.

P. Samuel Hoffses  
P. Samuel Hoffses  
Chief of Inspections

/dmm 01/14/94 (redo w/additions)



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

**TO:** David Jordan, Code Enforcement Officer

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** December 13, 1995

**RE:** Temporary Certificate of Occupancy for 46 Roaring Brook

I have reviewed the single family residence at 46 Roaring Brook Road and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was covered with 1-2" of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. There is an open hole/trench on the northern front corner of the house. This open trench should be filled and graded to conform to the natural grade and provide positive drainage away from the house.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.

cc: Kathi Staples PE, City Engineer



**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Tia Higgins

04 Aug 1994

Applicant \_\_\_\_\_

123 Maine Ave Portland, ME 04103

Date \_\_\_\_\_

42-50 Hoarlingbrook Rd (Lot #49)

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

1-rm dwelling

Address of Proposed Site \_\_\_\_\_

397-A-001

Proposed Use of Site \_\_\_\_\_

2,711 sq ft / 1,436 sq ft

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

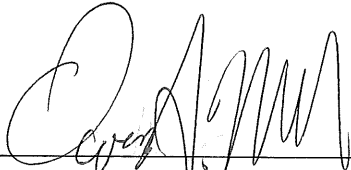
**PUBLIC WORKS DEPARTMENT REVIEW**

8/10/94  
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	SEE ATTACHED CONDITIONS OF APPROVAL															
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

(Attach Separate Sheet if Necessary)

 8/10/94  
SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Tim Higgins

04 Aug 1994

Applicant  
123 Maine Ave Ptld, ME 04103

Date

42-50 Roaringbrook Rd (Lot #49)

Mailing Address  
1-Fam dwelling

Address of Proposed Site  
397-A-001

Proposed Use of Site  
9,711 sq ft / 1,436 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors 2

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area 2,388 sq ft

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

COMPLIES

COMPLIES  
CONDITIONALLY

DOES NOT  
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

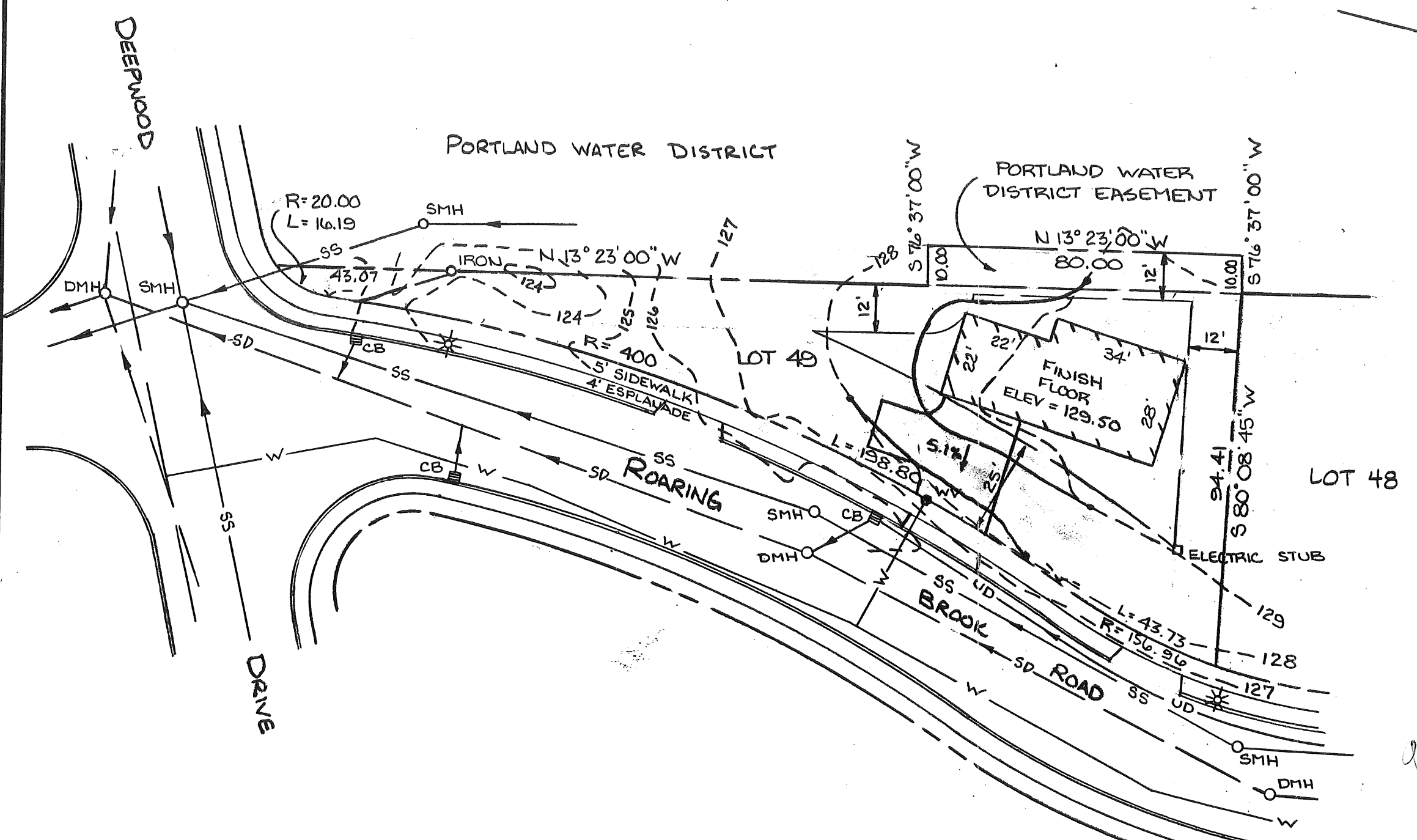
CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*WAG*

SIGNATURE OF REVIEWING STAFF/DATE



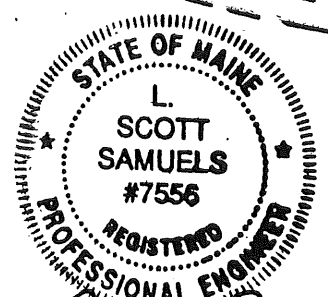
- LEDGEND**
- SS — SANITARY SEWER
  - SD — STORM DRAIN
  - W — WATER LINE
  - UD — UNDER DRAIN
  - SMHO SEWER MANHOLE
  - DMHO DRAIN MANHOLE
  - WV ⊗ WATER VALVE
  - CB □ CATCH BASIN
  - ☼ LIGHT POLE

NOTE: CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

*2-5-94*

20" footing  
8" - 10" WALL  
at below grade

All drop concrete for garage



*L. Scott Samuels*  
7/29/94

<b>SITE PLAN</b> OF <b>LOT 49 - PINELoch WOODS</b> PORTLAND, MAINE FOR <b>TIMOTHY HIGGINS</b>		
<b>Owen Haskell, Inc.</b> <i>Civil Engineers</i> <i>Land Surveyors</i> South Portland, Maine		
Drwn By	EC	Job No.
Trace By	EC	JULY 29, 1994
Check By	LSS	8523P
Bk No	673	Scale
		1" = 30'
		Drwg. No.
		1

DEERWOOD

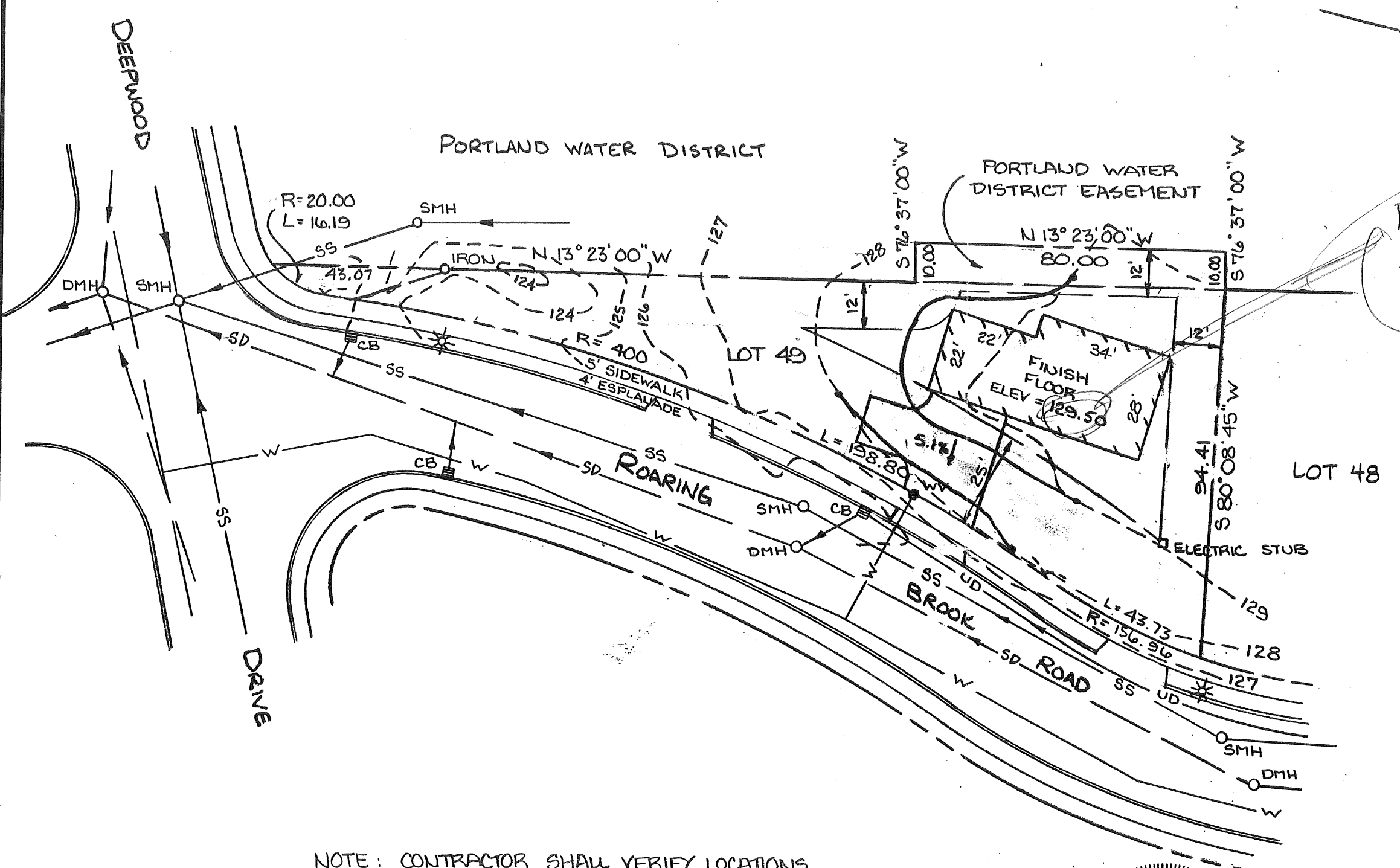
PORTLAND WATER DISTRICT

PORTLAND WATER DISTRICT EASEMENT

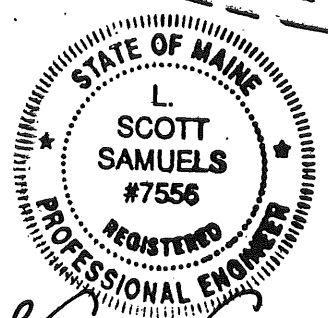
FIELD VERIFY FINISH FLOOR ELEVATION PRIOR TO CONSTRUCTION TO MATCH HOUSE DESIGN AND TO PROVIDE POSITIVE DRAINAGE

*EWS mcl/94*

- LEGEND
- SS — SANITARY SEWER
  - SD — STORM DRAIN
  - W — WATER LINE
  - UD — UNDER DRAIN
  - SMH O SEWER MANHOLE
  - DMH O DRAIN MANHOLE
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NOTE: CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.



*L. Scott Samuels*  
7/29/94

SITE PLAN  
OF  
LOT 49 - PINELOCH WOODS  
PORTLAND, MAINE  
FOR  
TIMOTHY HIGGINS

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*Civil Engineers*      *Land Surveyors*  
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