

**CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling**

Valuation: \$130,000.00 Plan Review # _____

Fee: \$804.00 Date: 1 July 2001

Building Location: 82 Kansas Ave. CBL: 399-D-008

Building Description: Single family dwelling/attached private garage

Reviewed By: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

*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. | 111.0 118.0 |
| 2. | Before placing concrete for foundation, you shall call this office for a setback inspection. | 111.0 |
| 3. | Foundation drains shall comply with section 1813.5.2 | 1813.5.2 |
| 4. | Foundation anchor shall comply with section 2305.12 | 2305.12 |
| 5. | Waterproofing & dampproofing shall comply with section 1813.4 | 1813.0 |
| 6. | Private garages shall comply with section 4070 | 407.0 |
| 7. | Chimneys & vents shall comply with NFPA 211 | NFPA 211 |
| 8. | Guardrails & handrails shall comply with sec. 1021.0 & 1022.0 | 1021.0 1022.0 |
| 9. | Stair Const. shall comply with section 1014.0 | 1014.0 |
| 10. | Sleeping room egress or rescue windows shall comply with section 1010.4 | 1010.4 |
| 11. | Smoke detectors shall comply with section 920.3.2 | 920.3.2 |
| 12. | Ventilation and access to crawl spaces & attic spaces shall comply with sections 1210 & 1211.0 | 1210.0 1211.0 |
| 13. | Bldg. Element Fastener schedule shall comply with Table 2305.2 | Table 2305.2 |

REV: PSH 6/16/01

| Correction List | | |
|-----------------|--|--------------|
| NO: | Description | Code Section |
| 14 | Boring Cutting & Notching shall comply with section 2305.0 | 2305.0 |
| 15 | Safety glazing shall comply with sec. 2406. | 2406.0 |
| 16 | Flashing shall comply with section 1206.3.10 | 1206.3.10 |
| 17 | Roofing shall comply with section 1505.0 | 1505.0 |
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REV. PSH 4-7-00

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)
NA Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
NA Anchorage bolting in concrete (2305.17)
X Columns (1912)
NA Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)
NA 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.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~X~~ Bridging (2305.16)
- ~~GA~~ Boring and notching (2305.5.1)
- ~~GA~~ Cutting and notching (2305.3)
- ~~GA~~ Fastening table (2305.2)
- ~~X~~ 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
- ~~U~~ 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
- ~~GA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~GA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~S3~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- Roof trusses (2313.3.1)
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Roof Coverings (Chapter 15)

- Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**

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Load Design Criteria

| | | |
|------------------------------|----------------------|------------|
| Floor live load sleeping | <u>30 PSF</u> | <u>X</u> |
| Floor live load non sleeping | <u>40 PSE</u> | <u>X</u> |
| Roof live load | <u>42 PSF</u> | <u>X</u> |
| Seismic Zone | <u>C</u> | <u>X</u> |
| Weathering area | <u>S</u> | <u>X</u> |
| Frost line depth | <u>4' MIN</u> | <u>X</u> |
| Exterior balconies | <u>60 PSF</u> | <u> </u> |
| Decks | <u>42 PSF</u> | <u>X</u> |
| Guardrails & Handrails | <u>200 Live Load</u> | <u> </u> |

Glazing (Chapter 24)

- SA Labeling (2403.1)
- Louvered window or jalousies (2403.5)
- Human impact loads (2406.0)
- Specific hazardous locations (2406.2)
- Sloped glazing and skylights (2405)
- Safety glazing (2406.0)

Private Garages (Chapter 4)

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

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- ~~S3~~ Location and interconnection
- ~~1~~ Power source

Dwelling Unit Separation
Table 602

NA

Electrical
NFPA # 70

61-6770

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE**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.

Location/Address of Construction: Lot 23 Pines @ Kansas (82 Kansas Ave)

| | |
|---|---|
| Total Square Footage of Proposed Structure <u>2200 sq'</u> | Square Footage of Lot <u>15000 sq'</u> |
|---|---|

| | | |
|---|--|--------------------------------|
| Tax Assessor's Chart, Block & Lot Number Chart# <u>399</u> Block# <u>D</u> Lot# <u>8</u> | Owner: <u>Pines of Portland, Inc.</u> | Telephone#: <u>772-2127</u> |
|---|--|--------------------------------|

| | | |
|---|--|--|
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Owner's/Purchaser/Lessee Address: <u>same</u> | Cost Of Work: <u>300</u> Fee: <u>804</u> \$ <u>130,000</u> \$ <u>804</u> |
|---|--|--|

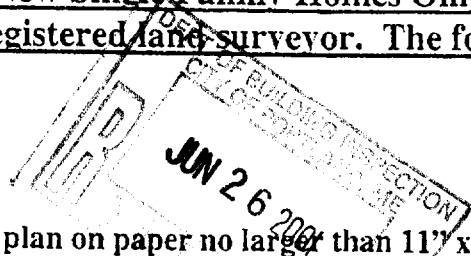
Current use: vacant lot Proposed use: single family residence Total 1,104

Project description: Construction of single family residence with attached Two car garage

| | |
|--|------------------------------|
| Contractor's Name, Address & Telephone <u>same. 426 Forest Ave Portland 04101</u> | Rec'd By: <u>[Signature]</u> |
|--|------------------------------|

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"



On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper. however the



MULKERIN ASSOCIATES
REAL ESTATE

FAX COVER SHEET

Date: 7/11/01

Total Pages: 3

To: MARGE SCHMUCKER

Company Fax #:

From: GREG Mc Cormack

Subject: Lot 23 Kansas (Pines)
82 Kansas Ave. Revised Plans.

received
7/11/01

Dear Marge; We have changed plans to reflect the fact that the attic will be unfinished; we eliminated stairs to attic and eliminated the window originally shown on the submitted application.

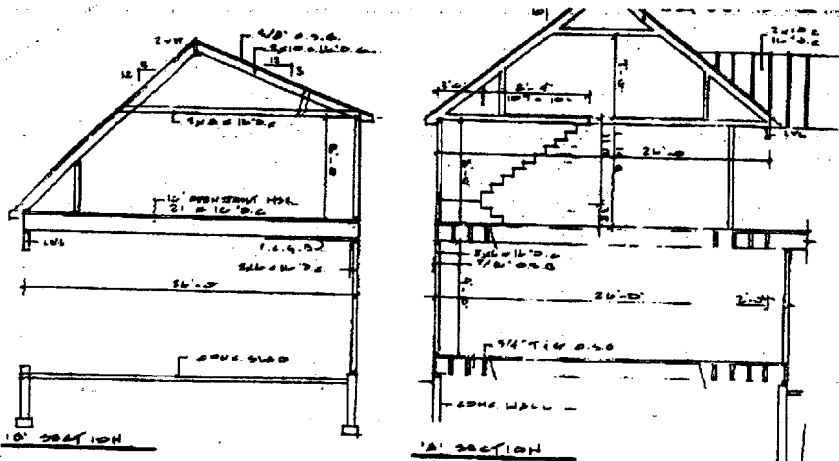
CALL US AT 772-2127 IF THERE ARE ANY PROBLEMS.

Hopefully this will be considered as a 2 story home with 14' side like setbacks,

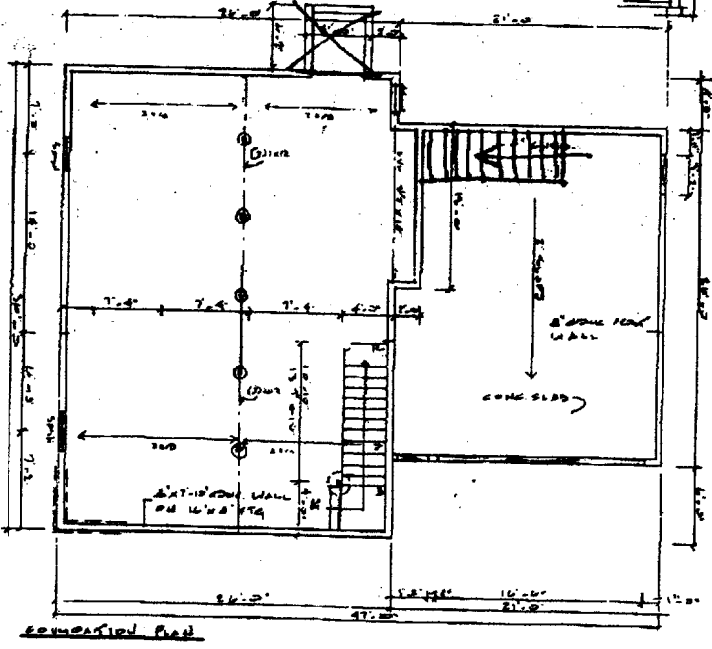
426 Forest Avenue, Portland, ME 04101 * permit issued.
207-772-2127 Fax: 207-871-8685

Thanks, Greg

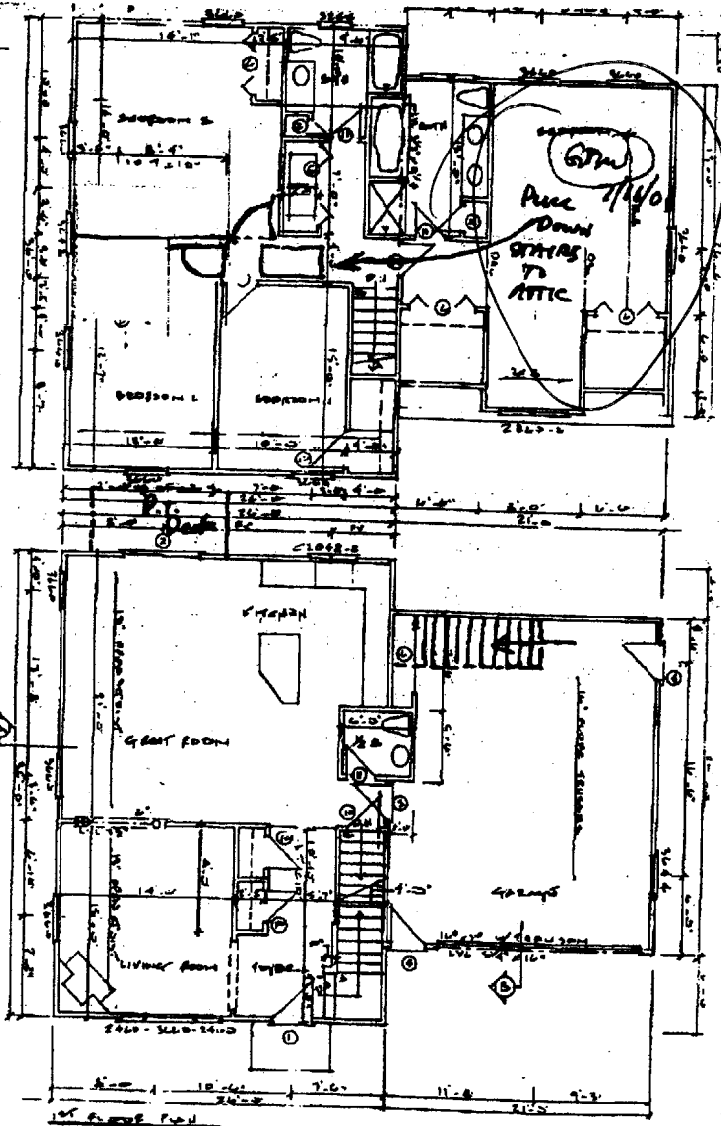
Removed Stairs to
3rd Floor



Lot 23
KANSAS
82 Kans. Ave.



- FROM SYMBOLS
- 1 2" x 4" EXTERIOR
 - 2 2" x 6" EXTERIOR
 - 3 2" x 8" EXTERIOR
 - 4 2" x 10" EXTERIOR
 - 5 2" x 12" EXTERIOR
 - 6 2" x 4" INTERNAL
 - 7 2" x 6" INTERNAL
 - 8 2" x 8" INTERNAL
 - 9 2" x 10" INTERNAL
 - 10 2" x 12" INTERNAL
 - 11 2" x 4" INTERNAL
 - 12 2" x 6" INTERNAL
 - 13 2" x 8" INTERNAL
 - 14 2" x 10" INTERNAL
 - 15 2" x 12" INTERNAL



Revised
Plans
7/11/01
GTM

LOT 23 KANSAS, WYANDOTT, MO
 ARCHITECT: GUY H. HARRISON
 ENGINEER: GUY H. HARRISON
 DRAWING NO. 23-01-01
 DATE: 7/11/01



CITY OF PORTLAND, MAINE

Department of Building Inspection

June 26 2001

Received from _____ a fee

of three thousand three hundred /100 Dollars \$ 3,312.

for permit to install
erect
alter 3 new Serrys Farm - / 2000 sq ft

move
demolish
at LOT 23 Pines @ Kansas Est. Cost \$ 130,000
SIT Fee - 300. per S/F.
Bld Fee 204.

LOT 28 Pines @ Whoming
SITE Fee - 300.
Bld Fee 204.
Inspector of buildings
Per CH

CK#

1218

Fee \$3,372.00

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.

LOT 27 Pines @ Whoming
SITE Fee - 300.
Bld Fee 204.

7 Liberty Way - Lot 17
Amendment \$30.00

1 Liberty Way - Lot 18
Amendment \$30.00

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

[Handwritten scribble]