

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

Location of Construction: 80 Penn Ave		Owner: A & G Associates		Phone: 772-2127 759-9121		Permit No: <b>990121</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Pines of Portland, Inc.		Address: 426 Forest Ave Portland, ME 04101		Phone: 772-2127		INSPECTION: Use Group: A3 Type: 5B	
Past Use: Vacant Land		Proposed Use: Single Family		COST OF WORK: \$ 115,000.00		PERMIT FEE: \$ 595.00	
Proposed Project Description: Construct Single Family Dwelling w/Attached Garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature: [Signature]		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: MG		Date Applied For: 05 February 1999					

**PERMIT ISSUED**  
 FEB 17 1999  
 CITY OF PORTLAND

Zone: **R-3** CBL: **403A-C-027**  
 Zoning Approval: **OK with Conditions**  
 Special Zone or Reviews:  
 Shoreland NA  
 Wetland  
 Flood Zone 207d  
 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: \_\_\_\_\_

1. This permit application does not 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..

671-2631

**PERMIT ISSUED WITH REQUIREMENTS**

**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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 05 February 1999 PHONE: \_\_\_\_\_

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

COMMENTS

2/25/99 Called for Footing/Foundation Insps - Footing in OK  
 They were pouring walls when I arrived - Could only find  
 pins on Right Side - Right Side Setback ok -

Called G. Mulhern Re other 3 Setbacks - She will either get  
 pins re located or find Surveys letter Verifying foundation placement @

3/2/99 - No letter from surveyor yet - left message for Amy Mulhern to send me letter from  
 surveyor - Requested backfill - need letter before they can backfill.

3/2/99 - Met Robert Farthing on site - showed me property lines - setbacks ok -  
 Front - 25' Req. - 27 + 28' shown / drain tile, damp proofed, filter fabric in place  
 Rear - 25' Req. - 18' to 19' shown / ~~not tied into anything~~ not tied into anything -  
 Side - 14' req. - 15' shown

3/3 Called Greg McCormick - he questioned why we needed to see that - told him  
 he could not ~~backfill~~ backfill until we verified either positive drain by  
 gravity or sump - he also questioned if that is a code requirement. Told  
 him NOT to backfill.

3/3 - Spoke w/ Greg McCormick - said they were still going to back fill - told him we  
 needed to verify storm drain connection.

4/27/99 - Checked framing - need to change firestopping @ chimney -  
 told him not to cover any framing around chimney so we can inspect  
 metalbestos installation.

4/27/99 - Need SPEC'S on TJI'S + beams.

Need 26 gauge steel for firestopping  
 galvanized

Relayed Above to Amy M + Greg M.

7/29/99 -> Final inspection, all O.K. JR

Inspection Record

Type	Date
Foundation: 3/2/99	3/2/99
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

set back  
 check  
 Date  
 3/2/99

Photocopies needed:

John C. Bannon  
Murray, Plumb & Murray  
75 Pearl St  
Portland, Me 04101  
773-5651

Thank you!

1 COPY per sticky

Applicant: Pines of Portland  
Address: 80 Penn Ave

Date: 2/11/99  
C-B-L: 405A-C-27

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New single family Dwelling with Attached garage and deck - connector  
28 x 32  
22 x 24  
12 x 12 6 x 18

Sewage Disposal - City

Lot Street Frontage - 50' - 75' shown

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 25' shown

Side Yard - 14' req - 15' shown

Projections - At side bulkhead - Porch connecting to house - front stairs

Width of Lot - 75' req - 75' shown

Height - 2 Story

Lot Area - 6,500<sup>sq</sup>ft 13,500<sup>sq</sup>ft

Lot Coverage/ Impervious Surface - 25%  
= MAX 3375<sup>sq</sup>ft

Area per Family - 6,500<sup>sq</sup>ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/major

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

32 x 28 = 896  
12 x 12 = 144  
22 x 24 = 528  
6 x 18 = 108

1676<sup>sq</sup>ft

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

**19990014**  
I. D. Number

**Pines of Portland**  
Applicant  
**426 Forest Ave, Portland, ME 04101**  
Applicant's Mailing Address  
**Amy Mulkerin**  
Consultant/Agent  
**772-2127**  
Applicant or Agent Daytime Telephone, Fax

**2/5/99**  
Application Date  
**Penn Ave 80**  
Project Name/Description

**80 Penn Ave**  
Address of Proposed Site  
**405A-C-027**  
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) w/att garage & deck  
**2400 Sq Ft** **13500 Sq Ft** **R-3**  
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 \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **2/5/99**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved  Approved w/Conditions see attached  Denied

Approval Date **2/11/99** Approval Expiration **2/11/00** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jim Wendel** **2/11/99**  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_  
date amount expiration date
- Inspection Fee Paid \_\_\_\_\_  
date amount
- Building Permit \_\_\_\_\_  
date
- Performance Guarantee Reduced \_\_\_\_\_  
date remaining balance signature
- Temporary Certificate Of Occupancy \_\_\_\_\_  
date  Conditions (See Attached)
- Final Inspection \_\_\_\_\_  
date signature
- Certificate Of Occupancy \_\_\_\_\_  
date
- Performance Guarantee Released \_\_\_\_\_  
date signature
- Defect Guarantee Submitted \_\_\_\_\_  
submitted date amount expiration date
- Defect Guarantee Released \_\_\_\_\_  
date signature

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

Valuation: \$115,000.00 Plan Review # 151/99  
 Fee: \$595.00 Date: 13 February 1999

Building Location: 80 Penn Ave. CBL: 405A-C-027

Building Description: Single Family dwelling / garage

Reviewed by: S. Hoffses 

Use or Occupancy: R-3 Type of Construction: 5B  
 \*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 must be completed before a certificate of occupancy can or will be issued.	111.0
2.	Foundation drains as per section	1813.5.2
3.	Foundation anchor bolts	2305.12
4.	Concrete protection	1908.0
5.	Private garage	407.0
6.	Chimney & VENTS BOCA Mech/1993 Chapter 12	NFPA 211
7.	Guardrails & Handrails	1021.0 1022.0
8.	Headroom hab. Table space	1204.0
9.	STAIR construction	1014.0
10.	Egress or rescue window	1018.6
11.	Smoke detection	920.3.2

REV: PSH 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)
- SA Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SK Crawl space (1210.2) Ventilation
- SK Crawl opening size (1210.2.1)
- SA 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
- Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)

## Roof-Ceiling Construction (Chapter 23)

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

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 \_\_\_\_\_  
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 \_\_\_\_\_

### Roof Coverings (Chapter 15)

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

### Chimneys and Fireplaces BOCA Mechanical/1993

- ~~SR~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~SR~~ Masonry fireplaces (1404)
- ~~NR~~ 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>✓</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>✓</u>
Roof live load	<u>42 PSF</u>	<u>✓</u>
Roof snow load	<u>46 PSF</u>	<u>✓</u>
Seismic Zone	<u>2</u>	<u>✓</u>
Weathering area	<u>S</u>	<u>✓</u>
Frost line depth	<u>4' MIN</u>	<u>✓</u>

### Glazing (Chapter 24)

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

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

### Private Garages (Chapter 4)

- SR 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)

- X One exit from dwelling unit (1010.2)
- SA Sleeping room window (1010.4)
- EXIT DOOR (1017.3) 32" W 80" H
- SA Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- 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)
- GA Handrails (1022.2.2.) Ht.
- GA Handrail grip size (1022.2.4) 1 1/4" to 2"
- SA Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Smoke Detectors (920.3.2)

- SA Location and interconnection
- SA Power source

### Dwelling Unit Separation Table 602

Electrical  
NFPA # ~~700~~

**From:** Penny Littell  
**To:** Marge Schmuckal, Sam Hoffses  
**Date:** Fri, Feb 5, 1999 3:14 PM  
**Subject:** Penn Ave

Please make sure that a condition on any building permit and certificate of occupancy notes that no access to the property may be had by way of Jersey Ave. Amy Mulkerin has already agreed to this.

Call me with any questions.

**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.

**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: <i>80 Penn Avenue Portland</i>		
Total Square Footage of Proposed Structure <i>2400</i> sq ft	Square Footage of Lot <del>13500</del> <i>13500</i> sq ft	
Tax Assessor's Chart, Block & Lot Number Chart# <i>405A</i> Block# <i>C</i> Lot# <i>27</i>	Owner: <i>A+G Associates</i>	Telephone#: <i>772 2127</i>
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Owner's/Purchaser/Lessee Address: <i>426 Forest Ave Portland</i>	Cost Of Work: <i>\$115,000</i> Fee: <i>\$595</i>
Proposed Project Description: (Please be as specific as possible) <i>Single family home with Attached garage</i>		
Contractor's Name, Address & Telephone <i>Pines of Portland, Inc. 426 Forest Ave Portland 7722127</i>		Rec'd By: <i>[Signature]</i>

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

**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.

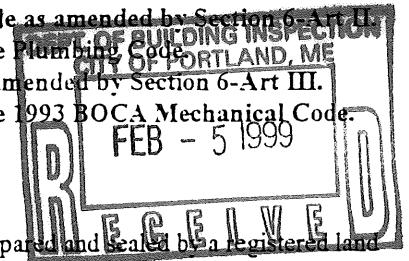
**Certification**

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: <i>[Signature]</i>	Date: <i>2-1-99</i>
--	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

*Pines of Portland, Inc.*



*Bldg 595  
Set 300  
895*

BK 13774 PG 212

024443

QUITCLAIM DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Amy K. Mulkerin and Gregory T. McCormack, tenants in common, of 436 Forest Avenue, Portland, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Amy K. Mulkerin and Gregory T. McCormack, their heirs, successors and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 23th day of April, 1998.

CITY OF PORTLAND

*Janet F. Robinson*  
Witness

By *Duane G. Kline*  
Duane G. Kline  
Director of Finance

STATE OF MAINE  
CUMBERLAND, ss

April 23, 1998

Personally appeared the above-named Duane G. Kline in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

*Jennifer L. Babcock*

SEAL

Notary Public/Attorney at Law  
JENNIFER L. BABCOCK  
Notary Public, Maine

~~My Commission Expires 6-28-03~~

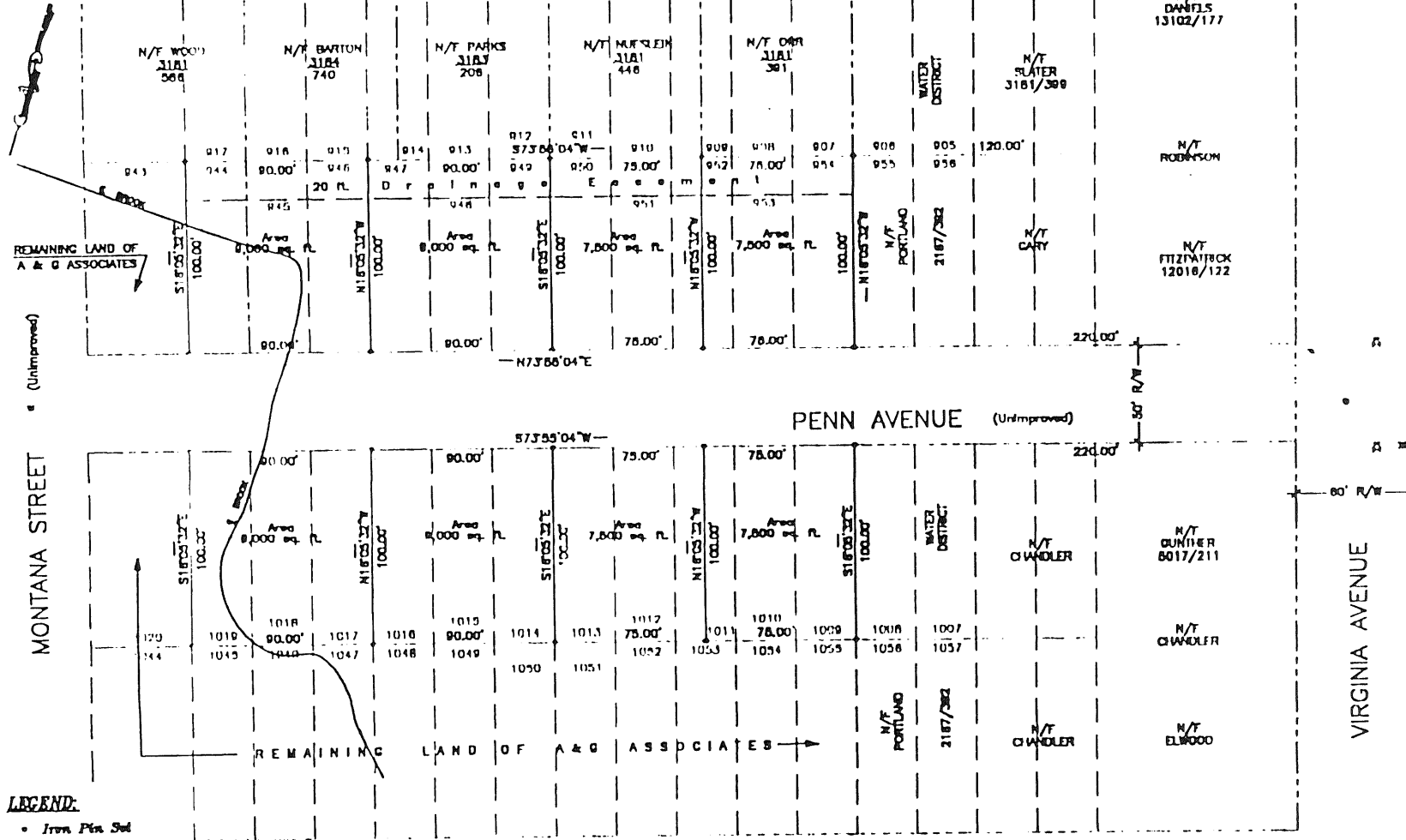
Printed Name

~~Continued on back~~

VERMONT AVENUE

PENN AVENUE (Unimproved)

JERSEY AVENUE (Unimproved)



- LEGEND:**
- Iron Pin Set
  - Iron Pin Pl.
  - Sewer Manhole
  - ~ Utility Pole
  - W Water Valve
  - x Hydrant

I CERTIFY THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS OF THE MASS DEPT. OF LICENSING FOR PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY.  
 EXCEPT AS NOTED OTHERWISE IN THIS REPORT NO ADDITIONAL MEASUREMENTS WERE MADE.  
 ROBERT H. FORTNESS      PLS 200

Location Map

NOTES:

- (1) Deed References:  
 Book ---, Page ---  
 C.C.R.D.
- (2) Plan References:  
 (a) Longwood Heights Subdivision  
 Portland, Maine by Callenberg  
 Land Surveying 7/15/83  
 Plan Book 183 Page 801 C.C.R.D.  
 (b) Portland Water District  
 Filtration - Inflow Analysis  
 By Hunter-Ballou Associates  
 August, 1979  
 (c) City of Portland  
 Virginia-Carter St. Interceptor  
 Sewer s.d. 196/2 489/4  
 (d) "The Plaza"  
 May 1928  
 Plan Book 17, Page 6 C.C.R.D.
- (3) Tax Map References:  
 Tax Map 406A  
 Section C, Lots 27-38  
 Section D, Lots 18-23  
 Section F, Lots 8-19  
 Section G, Lots 1-12

Standard Boundary Survey

From Avenue  
 Portland, Maine  
 For:  
 A & G Associates  
 426 Portland Avenue  
 Portland, Maine  
 Developer/Owner

Survey By: SURVEY, INC.  
 P.O. Box 210  
 Windham, Me.

Plan Prepared By:

April 1988



# BUILDING PERMIT REPORT

DATE: 13 February 1999 ADDRESS: 80 Penn Ave. CBL 405A-C-027  
REASON FOR PERMIT: To Construct a single family dwelling.  
BUILDING OWNER: A & G. Associates  
CONTRACTOR: Pines of Portland, Inc.  
PERMIT APPLICANT: ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*2.6, \*3, \*5, \*6, \*8, \*9, \*10, \*11, \*12, \*16, \*24, \*25, \*26, \*27, \*28, \*29, \*30, \*31, \*32, \*33

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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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.
5. 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)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. 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) see attached detail.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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 1018.6) *See attached requirements*

13. 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

14. 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

15. 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

X16. 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

In 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. (Interconnection is required) Section 920.3.2 *See attached details*

17. 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

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. 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".

22. 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 to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X24. 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.

X25. All requirements must be met before a final Certificate of Occupancy is issued.

X26. 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).

X27. 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 )

X28. Please read and implement the attached Land Use-Zoning report requirements.

X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

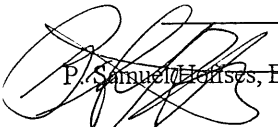
X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X31. No access to Jersey Ave. is allowed by this permit from 90 Penn Ave  
See E-MAIL date Feb. 5, 1999 3:14PM From Penny Littell To Marge & Sam.

X32. A statement of design signed by a professional registered engineer  
must be submitted to this office for the proposed steel beam in garage.

X33. water proofing & damp proofing must be done in accordance with section 1813.0

X33. NO wood shingles (roof) are allowed -

  
P. Samuel, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator



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

19990014

I. D. Number

**Pines of Portland**

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkerin

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

2/5/99

Application Date

Penn Ave 80

Project Name/Description

80 Penn Ave

Address of Proposed Site

405A-C-027

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.

Your new street address is now 80 Penn Avenue

, 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 closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for your 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 site contractor shall establish finish grades at the 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.

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

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be placed in the curb cut. Silt fence shall be installed down gradient of all disturbed areas.

No vehicle access to te site from Jersey Avenue during construction and after construction by the homeowner, is permitted.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, shed, pools, and/or garage.
2. As a condition to the permit and Certificate of Occupancy, no access to the property may be had by way of Jersey Avenue.

**Fire Conditions of Approval**

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

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