

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

Location of Construction: 79 Pearl Ave. 04103		Owner: Pines of Portland, Inc 04103		Phone: 772-2127		Permit No: <b>99 056 0</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Pines of Portland, Inc.		Address: 426 Forest Ave. Portland, ME 04103		Phone: 772-2127		Permit Issued: <b>JUN 7 1999</b>	
Past Use: Vacant		Proposed Use: 1-Family w/attached garage		COST OF WORK: \$125,000		PERMIT FEE: \$ 645.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <b>A3</b> Type <b>5B</b> <b>BOCA 96</b>	
Proposed Project Description: Build new single family home with attached garage.				Signature:		Signature: <i>Hoff</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 005-AP-008	
Permit Taken By: UB		Date Applied For: May 25, 1999		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

\*\*\*\*\*Call Amy for Pick Up 772-2127

**PERMIT ISSUED WITH REQUIREMENTS**

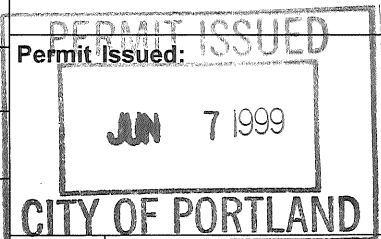
**CERTIFICATION**

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: 5-26-99 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



Zone: CBL: 005-AP-008

Zoning Appeal

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation

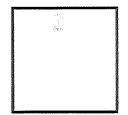
Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT



COMMENTS

6/25/99 - Went to site - DID backfill insp. - checked setbacks all OK. DID NOT RECEIVE a call from footing insp. JH

8/31/99 Called for Close In

- ① Front Porch requires lag bolts to structure
- ② " " " " Calum on Scha tubes require fasteners
- ③ Temporary front stair
- ④ Shims not in for cellar stairs
- ⑤ Stairs not roughed on back deck
- ⑥ missing south tube Rear Deck (must have fastener)

Note: interim stair will be 7" rise & 10" run tread 1st to 2nd - 1st to 2nd 7 3/4" x 10"

- ⑦ Chimney not installed
- ⑧ need ornaments for new front porch (TJS used)
- ⑨ clean floor mat in

10/11 Plumbing & Elec not roughed out

Red Top Deck Deck 8/31/99

⑩ Front Porch Exceeds 50#

4/13/00

- 1. Cellar steps wrong 9 1/2 TREADS top RISE 8 1/2" } 5/13/00
  - 2. Egress 33 1/2" dia. - clips too long) JH } RECHECKED O.K. JH
- owner will correct and call JH

C/O issued (TEMPORARY) JH 5/14/00

6/29/00 Permanent C.O. issued (DE)

234  
123  
1570  
680  
850

Inspection Record

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 79 Penn Ave 405A-F-008

Date of Issue June 29 2000

Issued to Pines of Portland

**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. 990560, 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

single family with attached garage

APPROVED OCCUPANCY

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes  
certificate issued 5/4/00

Approved:

*Shirley Ann Caspell*  
.....  
(Date) Inspector

*R. Samuel Fisher*  
.....  
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 use.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 79 Penn Avenue

Issued to Pines of Portland, Inc.

Date of Issue May 4, 2000

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. 990560, 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

Single Family Dwelling with Attached Garage

APPROVED OCCUPANCY

Use Group R-3 Type 5-B  
BOCA 96'

**Limiting Conditions:**

Temporary Coff 0. All items on attached memo from Deluca-Hoffman dated 3/30/00 must be complete by June 15, 2000.

This certificate supersedes certificate issued

Approved:

5/4/00

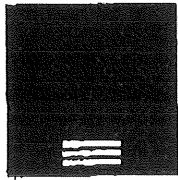
(Date)

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.

10  
3/1/00



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE B  
SOUTH PORTLAND, MAINE, 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

**MEMORANDUM**

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Gordon Smith, Director of Construction Services  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

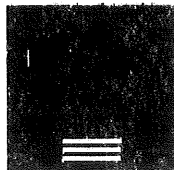
**DATE:** June 20, 2000

**RE:** Certificate of Occupancy - 79 Penn Avenue

On June 20, 2000, the site was reviewed for compliance with the conditions of approval dated May 26, 1999. My comments are:

It is my opinion that a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.

Post-it® Fax Note	7671	Date	11/18/00	# of pages	1
To	Dave Caddoll	From	Chris Earle		
Co./Dept.	Codes	Co.	DHA I		
Phone #		Phone #			
Fax #	874-8716	Fax #			



DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 5  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775-1121  
FAX 207 879-0894

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

## MEMORANDUM

#2

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Gordon Smith, Director of Construction Services  
Reviewed by Steve Bushy, P.E., Acting Development Review Coordinator

**DATE:** March 30, 2000

**RE:** Certificate of Occupancy - 79 Penn Avenue

On March 29, 2000, the site was reviewed for compliance with the conditions of approval dated May 26, 1999. My comments are:

1. The landscape work, including lawns and trees, could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. The lawn on the right side of the house is fairly flat. This should be sloped away from the house prior to seeding.
3. Nancy Knauber of the City of Portland's inspection division, will need to inspect the driveway apron, roadway, and any other right-of-way work in the spring prior to issuance of a permanent certificate of occupancy.
4. There is a little erosion at the rear of the house in the swale. This area should be temporarily mulched and a hay bale should be placed in the swale at the low end of the property.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

405A-F-008  
CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair  
Jaimey Caron, Vice Chair  
Kenneth M. Cole III  
Cyrus Y. Hagge  
Deborah Krichels  
Erin Rodriguez  
Mark Malone

February 1, 2000

405A-F-008

Amy Mulkerin  
Greg McCormack  
The Pines of Portland, Inc.  
426 Forest Avenue  
Portland, ME 04101

RE: The Pines

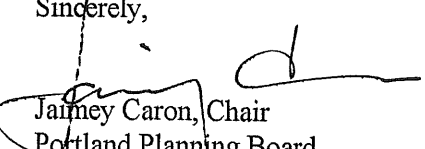
Dear Ms. Mulkerin & Mr. McCormack:

On January 11, 2000 the Planning Board voted unanimously (6-0, Cole absent) to recommend to the City Council that portions of Kansas Avenue, Penn Avenue, Nevada Avenue, Jersey Avenue, Illinois Avenue, Utah Street, Vermont Avenue and Montana Street be vacated.

The City Council is tentatively scheduled to vote on the rezoning on Wednesday, February 23, 2000.

If there are any questions, please contact the Planning Staff.

Sincerely,

  
Jaimey Caron, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Charlie Lane, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
— Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File

O:\PLAN\DEVREV\W\VIRGPENN\RECMND.WPD

# PLUMBING APPLICATION

405 AF 008

Department of Human Sciences  
Division of Health Engineering

## PROPERTY ADDRESS

Town or Plantation: Portland  
Street Subdivision Lot #: Penn Ave Lot 6

## PROPERTY OWNERS NAME

Last: Cedeno First: James J Mulken

Applicant Name: 28 Tenney Ln

Mailing Address of Owner/Applicant (If Different): Scarborough

PORTLAND Date Permit Issued: 9-24-99 7023 TOWN COPY \$ 52 FEE  If Double Fee Charged  
Local Plumbing Inspector Signature: [Signature] L.P.I. # 01124

## 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 Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 9/24/99

## 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

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure To Be Served:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>L7632</u>
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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
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
<b>OR</b> <input type="checkbox"/> TRANSFER FEE [\$6.00]		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	11	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			13	<b>Total Fixtures</b>
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			52	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



CBL 405-AF-008

4/27/00 Spoke w/ Amy McKern

Concerning this letter. She is  
"certain" this is not so. Also  
left message w/ Steve Bushley  
concerning dirt in roadway.

J. Reed

2:20 P.M.

April 16, 1999

Mr. Robert B. Ganley  
City Manager  
City Hall  
389 Congress Street  
Portland, ME 04101

Dear Mr. Ganley:

For over two years a local realtor has been developing a nearby subdivision in North Deering known as The Pines of Portland. During this time the developer has repeatedly worked late nights and hours that are not conducive with raising small children. In recent weeks, the developer has been operating large equipment through our neighborhood and often spills dirt and construction debris along the road. Also, this equipment is hazardous to both children and pedestrians who are prevalent especially when traveling to and from school. I am hopeful that the city will advise the realtor that North Deering is a family neighborhood and not a construction site. Also, how do the families that live here benefit from the inconvenience that is being imposed upon us?

Regretfully, due to the developer's reputation, I am not comfortable signing my name.

Truly,

A Concerned and Frustrated Neighbor

Copy - Code Enforcement Officer  
Public Works Department  
City Council

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

19990067

I. D. Number

**Pines of Portland**

Applicant

426 Forest Ave, Portland, ME 04103

Applicant's Mailing Address

Greg McCormick

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/26/99

Application Date

Penn Ave 79

Project Name/Description

79 Penn Ave

Address of Proposed Site

405A -F---8

Assessor's Reference: Chart-Block-Lot

- 
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
  2. Separate permits shall be required for future decks, sheds, pools, and/or garage.
  3. The side lot lines are right on the setbacks required. The code enforcement officer may require a survey shot to make sure of accuracy of setbacks.
- 

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**Fire Conditions of Approval**

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

19990067  
I. D. Number

**Pines of Portland**

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426 Forest Ave, Portland, ME 04103

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772-2127

Applicant or Agent Daytime Telephone, Fax

5/26/99

Application Date

**Penn Ave 79**

Project Name/Description

**79 Penn Ave**

Address of Proposed Site

**405A -F---8**

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 79 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 you 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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 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.

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 improvements as necessary due to field conditions.

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

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

Valuation: \$125,000.00 Plan Review # #7  
 Fee: \$645.00 Date: 2 June 99

Building Location: 79 Penn Ave CBL: 405-AF-008

Building Description: Single Family dwelling /

Reviewed by: S. Hoffes

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	1913.5.2
3.	Foundation anchors	2305.1.2
4.	Waterproofing & damp proofing	1813.0
5.	Private garages	407.0
6.	Chimney & vents BOCA Mech/93 ch. 7.2 NFPA 211	1021.0
7.	Guandrails & handrails	1022.0
8.	STAR Construction (see attached)	1014.0
9.	Sleeping room egress (see attached)	1018.6
10.	Headroom stairways	1014.4
11.	Smoke detectors	921.0
12.	Crawl spaces & attic	1210.0



## 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)  
~~SR~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~SR~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~SR~~ Crawl space (1210.2) Ventilation  
~~SR~~ Crawl opening size (1210.2.1)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~X~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~NA~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ 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
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ 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
- ~~X~~ 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)**

- ~~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))
- ~~X~~ Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~NA~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- \_\_\_\_\_ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

~~SM~~  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



State Plumbing Code

- Public Works
- Public Sewer
- 
- 
- 
- 

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<input checked="" type="checkbox"/>
Floor live load non sleeping	<u>40 PSF</u>	<input checked="" type="checkbox"/>
Roof live load	<u>42 PSF</u>	<input checked="" type="checkbox"/>
Roof snow load	<u>46 PSF</u>	<input checked="" type="checkbox"/>
Seismic Zone	<u>2</u>	<input checked="" type="checkbox"/>
Weathering area	<u>S</u>	<input checked="" type="checkbox"/>
Frost line depth	<u>4' MIN</u>	<input checked="" type="checkbox"/>

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

- 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)
- ~~SR~~ 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)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~SR~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

Dwelling Unit Separation  
Table 602

~~NA~~

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

19990067

I. D. Number

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04103

Applicant's Mailing Address

Greg McCormick

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/26/99

Application Date

Penn Ave 79

Project Name/Description

79 Penn Ave

Address of Proposed Site

405A -F---8

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/attached garage & porches**  
2500 sq. ft. - 7500 sq. ft. R-3  
Proposed Building square Feet or # of Units 7500 sq. ft. R-3  
Acreage of Site 7500 sq. ft. 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: 5/25/99

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions see attached  Denied

Approval Date 6/4/99 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  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	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19990067

I. D. Number

**Pines of Portland**

Applicant

**426 Forest Ave, Portland, ME 04103**

Applicant's Mailing Address

**Greg McCormick**

Consultant/Agent

**772-2127**

Applicant or Agent Daytime Telephone, Fax

**5/26/99**

Application Date

**Penn Ave 79**

Project Name/Description

**79 Penn Ave**

Address of Proposed Site

**405A -F---8**

Assessor's Reference: Chart-Block-Lot

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**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 79 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 you 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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 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.

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 improvements as necessary due to field conditions.

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

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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

19990067

I. D. Number

**Pines of Portland**

Applicant

**426 Forest Ave, Portland, ME 04103**

Applicant's Mailing Address

**Greg McCormick**

Consultant/Agent

**772-2127**

Applicant or Agent Daytime Telephone, Fax

**5/26/99**

Application Date

**Penn Ave 79**

Project Name/Description

**79 Penn Ave**

Address of Proposed Site

**405A -F---8**

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) \_\_\_\_\_

**2500 sq. ft** **7500 sq. ft.**

Proposed Building square Feet or # of Units **7500 sq. ft.** Acreage of Site Zoning

**Check Review Required:**

Site Plan  Subdivision  PAD Review  14-403 Streets Review

(major/minor) # of lots \_\_\_\_\_

Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification

Zoning Conditional  Zoning Variance  Other \_\_\_\_\_

Use (ZBA/PB)

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **5/25/99**

**DRC Approval Status:**

Reviewer **Eric Barnes for Jim Wendel**

Approved  Approved w/Conditions  Denied

see attached

Approval Date **5/27/99** Approval Expiration **5/27/00** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jim Wendel** **5/27/99**

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

Applicant: Greg McCormack

Date: 6/4/99

Address: 79 Penn Ave

C-B-L: 405A-F-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct single family home with attached garage & front & rear porch

Sewage Disposal - City No attached decks shown

Lot Street Frontage - 50' req - 75' shown

Front Yard - 25' req - 25.5' shown - (front porch stairs not more than 50' may extend into the front yard)

Rear Yard - 25' req - 30' shown

Side Yard - 14' req - 10' & 18' shown - MAY reduce 1 side to 10' if the 4' is added on the opposite side, so the 10' & 18' is OK

Projections - bulkhead on rear side

Width of Lot - 75' req - 75' shown

Height - 35' MAX - 23.5' shown

Lot Area - 6,500<sup>sq</sup> req 7,500<sup>sq</sup> shown

Lot Coverage/Impervious Surface - 25% MAX or 1,875<sup>sq</sup> MAX

Area per Family - 6,500<sup>sq</sup> - 7,500<sup>sq</sup> shown

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Zone X Panel 2

Handwritten calculations:

$$24 \times 39 = 936$$

$$23 \times 24 = 552$$


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$$1488 \text{ sq ft}$$

ok see note

**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: <b>79 Penn Ave 04103</b>			
Total Square Footage of Proposed Structure <b>1000 sq' 1st fl. 91500 2nd floor</b>		Square Footage of Lot <b>7500 sq'</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>405</b> Block# <b>F</b> Lot# <b>8</b>		Owner: <b>Pines of Portland, Inc.</b>	Telephone#: <b>7722127</b>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address:	Cost Of Work: <b>\$125,000</b> Fee: <b>\$645</b>
Proposed Project Description:(Please be as specific as possible) <b>Construction of Single Family Residence</b>			
Contractor's Name, Address & Telephone <b>Pines of Portland, Inc. 426 Forest Ave. Port. 04101 7722127</b>			Rec'd By: <b>UB</b>

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.

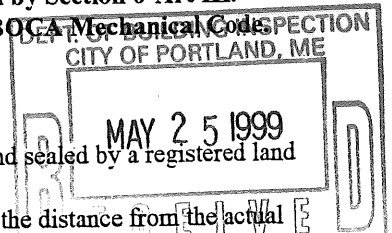
**Certification**

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: <b>[Signature]</b>	Date: <b>5-25-99</b>
--	----------------------

Site Review Fee: \$360.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

**Pines of Portland, Inc.**



**CALL FOR P/U: AMY**  
**7722127**  
**645.00 FEE**  
**300.00 MN/MN**  
**945.00 SITE PLAN**

QUITCLAIM DEED

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 426 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 28th day of April, 1998.

CITY OF PORTLAND

Jennifer F. Babcock  
Witness

By: DG Kline  
Duane G. Kline  
Director of Finance

STATE OF MAINE  
CUMBERLAND, ss.

April 28, 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 F. Babcock  
Notary Public/Attorney at Law

JENNIFER L. BABCOCK  
Notary Public, Maine

~~My Commission Expires 6-26-03~~  
Printed Name



**SCHEDULE A**

Certain lots or parcels of land located in the City of Portland as shown on the maps of the Tax Assessor for the City of Portland for the fiscal year 1998 on file in the office of the Tax Assessor, said lots acquired by virtue of the foreclosure of real estate tax liens. Meaning and intending to convey the lots described as follows:

<b><u>Lot #</u></b>	<b><u>Tax Lien Recorded in:</u></b>
400A 20-25 & 39-47	Book 9595 Page 197 Book 10116 Page 269 Book 10750 Page 321 Book 11472 Page 157 Book 11949 Page 38 Book 12568 Page 172 Book 13139 Page 76
404F 11-22 & 27-28	Book 9595 Page 206 Book 10116 Page 278 Book 11750 Page 349 Book 11472 Page 166 Book 11949 Page 47 Book 12568 Page 181 Book 13141 Page 223
404F 29-38	Book 9595 Page 207 Book 10116 Page 279 Book 10751 Page 1 Book 11472 Page 167 Book 11949 Page 48 Book 12568 Page 182 Book 13141 Page 224
404H 7-8, 23-24	Book 9595 Page 209 Book 10116 Page 281 Book 10731 Page 7 Book 11472 Page 169 Book 11949 Page 50 Book 12568 Page 184 Book 13141 Page 226

<u>Lot #</u>	<u>Tax Lien Recorded in:</u>
404I 1-31	Book 9595 Page 211 Book 10116 Page 283 Book 10751 Page 13 Book 11472 Page 171 Book 11949 Page 121 Book 12568 Page 186 Book 13141 Page 228
404L 1-14	Book 9595 Page 213 Book 10116 Page 285 Book 10751 Page 19 Book 11472 Page 173 Book 11949 Page 123 Book 12568 Page 188 Book 13141 Page 230
405A B1-13	Book 9595 Page 213 Book 10116 Page 285 Book 10751 Page 19 Book 11472 Page 173 Book 11949 Page 123 Book 12568 Page 188 Book 13141 Page 230
405A C8-19 & 27-38	Book 9595 Page 225 Book 10116 Page 297 Book 10751 Page 50 Book 11472 Page 185 Book 11949 Page 135 Book 12568 Page 200 Book 13141 Page 242
405A F8-19	Book 9595 Page 227 Book 10116 Page 299 Book 10751 Page 55 Book 11472 Page 187 Book 11949 Page 137 Book 12568 Page 202 Book 13141 Page 244

Lot #

Tax Lien Recorded in:

405A K1-22

Book 9595 Page 229  
Book 10116 Page 301  
Book 10751 Page 59  
Book 11472 Page 189  
Book 11949 Page 139  
Book 12568 Page 204  
Book 13141 Page 246

399D 5-17

Book 9595 Page 196  
Book 10116 Page 268  
Book 10750 Page 319  
Book 11472 Page 156  
Book 11949 Page 37  
Book 12568 Page 171  
Book 13139 Page 75

404B 8-14

Book 9595 Page 196  
Book 10116 Page 268  
Book 10750 Page 319  
Book 11472 Page 156  
Book 11949 Page 37  
Book 12568 Page 171  
Book 13139 Page 75

404C 18-22 & 29-38

Book 9595 Page 201  
Book 10116 Page 273  
Book 10750 Page 333  
Book 11472 Page 161  
Book 11949 Page 42  
Book 12568 Page 176  
Book 13141 Page 218

404K 5-16

Book 9595 Page 212  
Book 10116 Page 284  
Book 10751 Page 16  
Book 11472 Page 172  
Book 11949 Page 122  
Book 12568 Page 187  
Book 13141 Page 229

<u>Lot #</u>	<u>Tax Lien Recorded in:</u>
405A A8-19	Book 9595 Page 212 Book 10116 Page 284 Book 10751 Page 16 Book 11472 Page 172 Book 11949 Page 122 Book 12568 Page 187 Book 13141 Page 229
405A D1-23	Book 9595 Page 226 Book 10116 Page 298 Book 10751 Page 52 Book 11472 Page 186 Book 11949 Page 136 Book 12568 Page 201 Book 13141 Page 243
405A G1-24	Book 9595 Page 228 Book 10116 Page 300 Book 10751 Page 58 Book 11472 Page 188 Book 11949 Page 138 Book 12568 Page 203 Book 13141 Page 245
404D 1-13	Book 9595 Page 202 Book 10116 Page 274 Book 10750 Page 334 Book 11472 Page 162 Book 11949 Page 43 Book 12568 Page 177 Book 13141 Page 219
404G 1-34	Book 9595 Page 208 Book 10116 Page 280 Book 10751 Page 4 Book 11472 Page 168 Book 11949 Page 49 Book 12568 Page 183 Book 13141 Page 225

**Lot #**

**Tax Lien Recorded in:**

404H 11-22 & 27-38

Book 9595 Page 210  
Book 10116 Page 282  
Book 10751 Page 10  
Book 11472 Page 170  
Book 11949 Page 51  
Book 12568 Page 185  
Book 13141 Page 227

All tax liens are recorded in the Cumberland County Registry of Deeds.

DMK:schedule.tax

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

**19990067**

I. D. Number

**Pines of Portland**

Applicant  
**426 Forest Ave, Portland, ME 04103**

Applicant's Mailing Address  
**Greg McCormick**

Consultant/Agent  
**772-2127**

Applicant or Agent Daytime Telephone, Fax

**5/26/99**

Application Date

**Penn Ave 79**

Project Name/Description

**79 Pennsylvania Ave**

Address of Proposed Site

**405A -F---8**

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) \_\_\_\_\_

**2500 sq. ft** **7500 sq. ft.**  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$300.00** Date: **5/25/99**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
see attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  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	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**BUILDING PERMIT REPORT**

DATE: 2 June 99 ADDRESS: 79 Penn Ave CBL: 405 - AF - 008  
 REASON FOR PERMIT: To Construct a single family dwelling / garage  
 BUILDING OWNER: Pines of Portland  
 PERMIT APPLICANT: SAA Contractor Pines of Portland  
 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 \*3 \*4 \*5 \*8 \*9 \*11 \*12 \*13 \*14 \*15 \*19 \*26 \*27 \*28 \*29 \*30 \*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)
3. 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
4. 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)
5. Waterproofing and damp-proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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 3e4" 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)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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)
16. 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)
17. 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)

- 18. 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)
- \*19. 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.
- 20. 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)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- \*26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. 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.**
- \*28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. 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).
- \*30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *attached*
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- \*33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34.
- 35.
- 36.

*[Signature]*  
 P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.



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

19990067

I. D. Number

**Pines of Portland**

Applicant

426 Forest Ave, Portland, ME 04103

Applicant's Mailing Address

**Greg McCormick**

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/26/99

Application Date

**Penn Ave 79**

Project Name/Description

79 Penn Ave

Address of Proposed Site

405A -F--8

Assessor's Reference: Chart-Block-Lot

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1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
  2. Separate permits shall be required for future decks, sheds, pools, and/or garage.
  3. The side lot lines are right on the setbacks required. The code enforcement officer may require a survey shot to make sure of accuracy of setbacks.
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**Fire Conditions of Approval**