

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

Location of Construction: 33 Park Ave (Lot #5)		Owner: Plum of Portland, Inc.		Phone: 772-2127		Permit No: <b>981454</b>	
Owner Address: 9.0 Forest Ave 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>DEC 30 1998</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Vacant Land		Proposed Use: 1-fam dwelling		COST OF WORK: \$ 100,000.00 PERMIT FEE: \$ 520.00			
Proposed Project Description: Construct Single Family dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group <b>R3</b> Type <b>5B</b> <b>BOCA 96</b> Signature: <i>[Signature]</i>		Zone: CBL: <b>405-45-0011</b> <b>405405AF011</b>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <b>MG</b>		Date Applied For: <b>30 November 1998</b>				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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..

**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

01 December 1998

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

**PERMIT ISSUED  
WITH REQUIREMENTS**

CEO DISTRICT



COMMENTS

1/8/98 - Met w/ Army M. & Greg M for Pre/Con - Discussed requirements for Surveyor to Verify placement of foundation OK - 24 hr notice on Concrete Pours OK - Tread & Riser requirements OK - Scuttle hole & Roof Material Requirements OK - R

2/9 - Foundation set by surveyor - letter on file - drain tile covered w/ heavy damproofing done for anchor bolts - OK - told Conthum sand + gravel to dig out + provide filter fabric to cover drain tile - Kevia C. verified it was done.

4/16/99 - Beams -  
32 x 26 1/2"

4/23/99 See Separate Permit for Gas fireplace appliance @ - Framing Susp Done OK to Close R

7/16/99 - for final CO2 - Needs Std. handrail at Rear deck Stairs & Top & Bottom Risers of Keller Stairs to high 8 1/2" & 8" - everything else OK - talked w/ Greg & Army - will be repaired today.

7/16/99 2:30pm - Re-inspect - handrail & Riser problems corrected - CO2 OK - Waiter for Collins & Wendell R

7/20 Spoke w/ M. Collins OK

7/20 Spoke w/ J. Wendell OK - he will fix release @

Inspection Record

Type	Date
Foundation: _____	2/9/99
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

Issued to Pines of Portland, Inc.

Date of Issue 7/20/99

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. 98-1454, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling w/ attached garage and rear deck.

Limiting Conditions:

None

BOCA 96  
Use group R-3  
Type 5-B

This certificate supersedes certificate issued

Approved:

7/20/99  
\_\_\_\_\_  
(Date)

*Keri Hanford*  
\_\_\_\_\_  
Inspector

*James J. [Signature]*  
\_\_\_\_\_  
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.

*WTF*

# BUILDING PERMIT REPORT

DATE: 6 DEC 98 ADDRESS: 85 Penn Ave. Lot #5 CBL 405-A-F-011  
REASON FOR PERMIT: To Construct a single Family dwelling / attached garage  
BUILDING OWNER: Pines of Portland Inc.  
CONTRACTOR: \_\_\_\_\_  
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, \*10, \*11, \*12, \*16, \*24, \*25, \*26, \*27, \*29, \*30

- \* 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
- Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 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)
- Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 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)
- The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

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 )

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

X 16. 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

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)

X 24. 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.

X 25. All requirements must be met before a final Certificate of Occupancy is issued.

X 26. 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).

X 27. 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 )

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

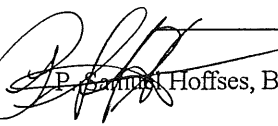
X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. Attic space access opening shall be done in accordance 1210.2.1

X 32. Roof covering as per Chapter 15 (No wood shingles per fire dept)

33.

  
P. Gamm, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

ROBERT N. FARTHING  
PROFESSIONAL LAND SURVEYOR

TELEPHONE  
892-2556

## *Survey, Inc.*

P.O. BOX 210  
NORTH WINDHAM, MAINE 04082

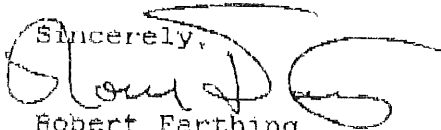
2/9/99

Tammy Munson  
Code Enforcement  
City of Portland

Please be advised, we have checked the existing foundation on lot 5 Penn Ave. as built by A. & G. Associates and find it to comply with the setback requirements of the City as shown on the site plan.

If you should have questions as to this project, please call.

Sincerely,



Robert Farthing  
Survey, Inc.

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

19980161  
I. D. Number

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkerin or Greg McCormack

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

11/30/98

Application Date

Penn Ave #85 (Lot 5)

Project Name/Description

85 Penn Ave

Address of Proposed Site

405-A-F-011

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 85 Penn Avenue (Lot 5), 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.

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 improvements as necessary due to field conditions.

Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the proposed curb cut. Silt fence shall be placed downgradient of all disturbed areas.

### Planning Conditions of Approval

### Inspections Conditions of Approval

1. This property is at it's maximum lot coverage of 25% under today's zoning ordinance. No future expansion shall be allowed without Board of Appeals approval.
2. The setbacks are shown to be exactly on the lot line. Your inspector will want to know exactly where the lines are prior to concrete placement.
3. Prior to construction, Public Works and Tony Lombardo shall approved the drainage situation in the rear as discussed with you previously.

### Fire Conditions of Approval

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

19980161  
I. D. Number

Cities of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkerin or Greg McCormack

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

11/30/98

Application Date

Penn Ave #85 (Lot 5)

Project Name/Description

85 Penn Ave

Address of Proposed Site

405-A-F-011

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/ 20.5x26 garage

1519

7500

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: 11/30/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions see attached  Denied

Approval Date 12/7/98 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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issued \_\_\_\_\_ 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



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

**19980161**  
I. D. Number

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

**11/30/98**  
Application Date  
**Penn Ave #85 (Lot 5)**  
Project Name/Description

**85 Penn Ave**  
Address of Proposed Site  
**405-A-F-011**  
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) \_\_\_\_\_

**1519** **7500**  
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: **11/30/98**

**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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**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: Lot 5 Penn Ave. (85 Penn Ave.)			
Total Square Footage of Proposed Structure 1519 sq. ft.		Square Footage of Lot 7500 sq. ft.	
Tax Assessor's Chart, Block & Lot Number Chart# 405 Block# F Lot# 11		Owner: Pines of Portland, Inc. Greg McCormack/Amey Mulkerin	Telephone#: 772-2127
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: 426 Forest Avenue, Portland	Cost Of Work: \$100,000 Fee: \$520
Proposed Project Description:(Please be as specific as possible) Construction of single family residence			
Contractor's Name, Address & Telephone Pines of Portland, Inc. 426 Forest Avenue 04101			772-2127 Rec'd By: <i>MM</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

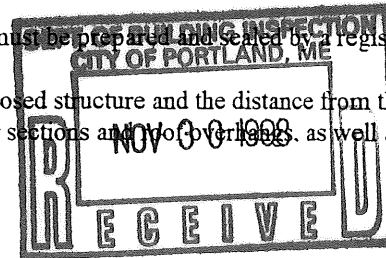
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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



*ERF / Site* 520 -  
300 -  
820

**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: November 25, 1998
--	-------------------------

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.

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

Valuation: \$100,000 Plan Review # \_\_\_\_\_  
 Fee: \$520.00 Date: 6 DEC. 98

Building Location: 85 Penn Ave. (Lot #5) CBL: 405-A-F-011

Building Description: Single Family dwelling / attached garage.

Reviewed by: S. Hoff

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 drainage	1813.5.2
3.	Foundation anchors	2305.1.7
4.	Concrete protection	1908.0
5.	Chimneys and vents, NFPA 211 BOCA Mech. Chapter 12	1021.0
6.	Guardrails & handrails	1022.0
7.	Headroom	1204.0
8.	STAIR CONST.	1014.0
9.	STAIR headroom	1014.4
10.	Egress window	1018.6
11.	Smoke detectors	9203.2
12.	Ele. & PLBG - (see report) # 24	
13.	Boring, Cutting & Notching	2305.3, 2305.4.4 2305.5.1,

Correction List		
NO:	Description	Code Section
14	Glass and glazing	Chapter 24
15	Foundation waterproofing & drampproofing	1813.0
16	Crawl & ATTIC space access	1210.2

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)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SA Crawl space (1210.2) Ventilation
- NA 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")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SR~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- ~~SR~~
- ~~SR~~
- ~~SR~~
- ~~SR~~
- ~~SR~~

### Wall Construction (Chapter 2300)

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



State Plumbing Code

Needs permit

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

Load Design Criteria

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

OK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Glazing (Chapter 24)

- SR 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)

- 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)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- SA Stairways (1014.3) 36" W
- SA Treads (1014.6) 10" min.
- SA Riser (1014.6) 7 3/4" max.
- SA Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SA Handrails (1022.2.2.) Ht.
- SA 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

NA

Applicant: Amy Mullera  
 Address: 185 Penn Ave (lot #5)

Date: 12/4/98  
 C-B-L: 405A-F-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 1 family dwelling  
 front porch & rear deck

Sevage Disposal - City

6x18.5 & 5.5x5.67

26.5' x 39' with attached garage  
 20.5' x 26'  
 rear deck 11x11.75  
 5x12 & 10x14

Lot Street Frontage - 50' req. 75' shown

Garage - 20.5' x 26' = 533  
 house { 20.83 x 39 = 812.37  
 5.67 x 33 = 187.11

Front Yard - 25' req. - 25' shown

Rear Yard - 25' req. - 25' shown

front porch { 6x18.5 = 111  
 5.5x5.67 = 31.185

Side Yard - 14' req. - 14' shown both sides

rear porch { 5x12 = 60  
 11x11.75 = 129.25

Projections - front porch & rear deck

Width of Lot - 75' req. - 75' shown

Height - 2 story

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

1863.915

Lot Coverage/ Impervious Surface - 25% MAX = 1875<sup>#</sup>

Area per Family - 6,500<sup>#</sup>

Off-street Parking - 2 req. - 2 shown

Loading Bays - N/A

Site Plan - minor revision

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2  
 zone C

see revised submittal 12/16/98  
 27' x 39' = 1053  
 20' x 24' = 480  
 6 x 24 = 144  
 3 x 8 = 15  
 5 x 12.5 = 62.5  
 10 x 14 = 140  
 Over by ~ 20<sup>#</sup>  
 1094.5

323 Marginal Way  
P.O. Box 697  
Portland, ME 04104

ONE # \_\_\_\_\_ SS# \_\_\_\_\_  
DOB \_\_\_\_\_ AGE \_\_\_\_\_ SEX \_\_\_\_\_ DOI 6/15/99  
DATE OF SERVICE 7/19/99 REASON FOR REPORT  
INITIAL  PROGRESS \_\_\_\_\_ FINAL \_\_\_\_\_  
PROVIDER NAME/TITLE Alpha  
INSURER \_\_\_\_\_

COMPANY NAME & ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
COMPANY CONTACT \_\_\_\_\_  
PHONE # WITH EXTENSION# 874-8703  
(work#)

PATIENT'S COMPLAINTS

P  
CURRENT DIAGNOSIS: Possible Proximal Radius Fr old  
R  
IN MY OPINION, THIS PROBLEM IS  WORKED RELATED  NOT WORK RELATED  IS NOT YET IDENTIFIED AS TO CAUSE  
HAVE DIAGNOSTIC TESTS BEEN PERFORMED?  YES  NO RESULTS: per state w.c. rules  
TREATMENT PLAN: See for support, Motion 8w TPO in hand #21/2  
Heat 30mins 4x/day. Will discuss radiologist and  
ortho in AM for further Rx recs.  
LIST ANY MEDICATION PRESCRIBED FOR THIS DIAGNOSIS/CONDITION THAT WOULD PREVENT PATIENT FROM DRIVING AND/OR WORKING SAFELY: \_\_\_\_\_

C  
 UNABLE TO WORK. ESTIMATED DATE OF RETURN: \_\_\_/\_\_\_/\_\_\_  
T  
WORK CAPACITY?  REGULAR DUTY  RESTRICTIVE DUTY, EFFECTIVE UNTIL \_\_\_/\_\_\_/\_\_\_

• LIST WEIGHT	NEVER	MINIMALLY 9 MIN/HR	OCCASIONALLY 21 MIN/HR	MODERATELY 30 MIN/HR	FREQUENTLY 42 MIN/HR	NO RESTRICTIONS
MAY PUSH/PULL						
MAY TWIST/BEND						
RIGHT/LEFT ARM						
RIGHT/LEFT HAND						
MAY KNEEL/CRAWL						
MAY STOOP						
MAY STAND/WALK						
MAY WORK OVERHEAD						
MAY CLIMB						
MAY SIT						
* MAY LIFT # LBS ( )						
* MAY CARRY # LBS ( )						
MAY USE VIBRATORY TOOLS						
* KEYBOARD USE						
LONG HAND WRITING						
TEMP. EXTREMES						

*As tolerated*  
*use Dorn more for lifting,*  
*Grippe / grasping.*

PROVIDER SIGNATURE Susan Bl...ham MD PATIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ TIME OUT \_\_\_\_\_  
NEXT APPT. Dr. will call pt. for F/U PROVIDER \_\_\_\_\_ TREATMENT TO CONTINUE?  
 YES  NO  
REFERRED TO: \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ ESTIMATED LENGTH OF TREATMENT \_\_\_\_\_  
PERSON CONTACTED \_\_\_\_\_ DATE \_\_\_\_\_ INITIALS \_\_\_\_\_ DICTATION TO FOLLOW  
 YES  NO