

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

| | | | | | | | |
|---|--|---|--|---|--|-------------------------------------|--|
| Location of Construction: Main Avenue | | Owner: Pines of Portland, ME 04101 | | Phone: 772-2127 | | Permit No: 990558 | |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: Pines of Portland Inc | | Address: 426 Forest Ave Portland, ME 04101 | | Phone: 772-2127 | | Permit Issued: JUN 4 1999 | |
| Past Use: Vacant | | Proposed Use: New Single Family | | COST OF WORK: \$ 120,000 | | PERMIT FEE: \$ 620.00 | |
| | | | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| | | | | Signature: | | Signature: | |
| Proposed Project Description: Construct single family with attached garage | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | |
| | | | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | | |
| | | | | Signature: | | Date: | |
| Permit Taken By: SP | | Date Applied For: 5-21-99 | | | | | |

PERMIT ISSUED
JUN 4 1999
CITY OF PORTLAND
 Zone: **A-3** CBL: 405-AF-013
 Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: _____

PERMIT ISSUED WITH REQUIREMENTS

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 for P/U
772-2127

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

5-21-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

CEO DISTRICT
 2

COMMENTS

6-25-99 Did backfill insp. check all setback, tile, fabric, stone, all OK did not
Receive call for footing inspection

9/28/99 Framing Plumbing insp. Issues: Need specs on fireplace, AND PARALANES. 2. REAR
porch is 5'6" x 10'3" plans show same. Plans show 2 o.h. garage doors,
there is one 14 footer. Bsmt - stairs 9.5 net tread bottom Riser 5" g/l/r

10/22/99 Final for c/o all OK. Need Steve Bushey's memo JK

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Mulkerin Associates**

LOCATION **91 Penn Avenue CBL: 405A-F-013**

Date of Issue **10/28/99**

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. **990558**, 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 w/ garage

APPROVED OCCUPANCY

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

Limiting Conditions:

As per memo from Steve Bushey

**This certificate supersedes
certificate issued**

Approved:

10/28/99

(Date)

Jonathan F. Reed
Inspector

[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.

for M.C.

BUILDING PERMIT REPORT

DATE: 24 May 99 ADDRESS: Penn Ave. CBL: 445-AF-013
 REASON FOR PERMIT: Single Family dwelling with garage
 BUILDING OWNER: Pines of Portland
 PERMIT APPLICANT: _____ Contractor Pines of Portland
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5.B

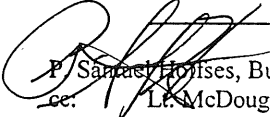
CONDITION(S) OF APPROVAL

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)
- X 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.
- X 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 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.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 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).
- X 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.
- X 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.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. _____
- 35. _____
- 36. _____


 P. Santas, 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**

19990066

I. D. Number

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Amy Mulkern

Consultant/Agent

772-2127

Applicant or Agent Daytime Telephone, Fax

5/21/99

Application Date

Penn Ave

Project Name/Description

91 Penn Ave

Address of Proposed Site

405A-F-013

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 91 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.

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 installed at the curb cut.

Silt fence and erosion control measures shall be installed in conformance with the requirements of a Tier 1 Wetlands Permit issued by Medley and U.S. Army Corps. of Engineers.

The drive shall pitch away from the garage.

Planning Conditions of Approval

Inspections Conditions of Approval

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.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

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Planning Conditions of Approval

Inspections Conditions of Approval

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

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Applicant
426 Forest Ave, Portland, ME 04101
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5/21/99
Application Date
Penn Ave
Project Name/Description

91 Penn Ave
Address of Proposed Site
405A-F-013
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) _____
2400 sq ft 12000
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: 5/21/99

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attached Denied

Approval Date 5/25/99 Approval Expiration 5/25/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 5/25/99
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 | _____ | | |
| | 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 | | | |

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Application Date

Penn Ave

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405A-F-013

Assessor's Reference: Chart-Block-Lot

Fire Conditions of Approval

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

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I. D. Number

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Applicant
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5/21/99
Application Date
Penn Ave
Project Name/Description

91 Penn Ave
Address of Proposed Site
405A-F-013
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**
2400 sq ft **12000** **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: **5/21/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved **Approved w/Conditions see attached** Denied

Approval Date **6/3/99** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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| | | | |
|---|----------------|--|-----------------|
| <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 | | | |

Applicant: A & G Associates

Date: 6/2/99

Address: 91 Penn Avenue

C-B-L: 405A# - F-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct single family dwelling with attached GARAGE

Sewage Disposal - City

Lot Street Frontage - 50' req - 120' shown

Front Yard - 25' req - 25' exactly shown

REAR Yard - 25' req - less than 25' because of STAIRS

Side Yard - 14' req - 15' & 37' req

Projections - front steps - rear bulkhead on side ~~REAR STAIRS~~ project to set back

Width of Lot - 75' req - 120' shown

Height - 2 Stories

Lot Area - 9,000# ~~PERMISSAS~~ - 12,000# per their map

Lot Coverage/ Impervious Surface - 25% ~~24%~~ 3000# MAX

Area per Family - 6,500#

Off-street Parking - 2 req. - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - ~~off~~ Zone C

$24 \times 39 = 936$
 $24 \times 24 = 576$
 $5 \times 11 = 55$
1567#

OK either way

**CITY OF PORTLAND, MAINE
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Applicant _____

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address _____

Amy Mulkern

Consultant/Agent _____

772-2127

Applicant or Agent Daytime Telephone, Fax _____

5/21/99

Application Date _____

Penn Ave

Project Name/Description _____

91 Pennsylvania Ave

Address of Proposed Site _____

405A-F-013

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) _____

2400 sq ft 12000 _____
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **5/21/99**

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions
see attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
- Condition Compliance _____
signature _____ date _____

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- | | | | |
|--|----------------|--|-----------------|
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| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
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| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

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

Valuation: \$120,000.00 Plan Review # 607/99
 Fee: \$620.00 Date: 24 MAY 1999

Building Location: Penn Ave. CBL: 405-AF-013

Building Description: Single Family dwelling / attached garage.

Reviewed by: S. Hoffse

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 | 1813.5.2 |
| 3. | Foundation anchors | 2305.17 |
| 4. | Waterproofing & damp proofing | 1813.0 |
| 5. | Private garages | 407.0 |
| 6. | Chimneys & vents NFPA 211 BOCA Mech./93 | ch. 12 |
| 7. | Guardrails & Handrails | 1021.0 1022.0 |
| 8. | Headroom habitable space | 1204.0 |
| 9. | Stair Construction | 1014.0 |
| 10. | Stairway headroom | 1018.6 |
| 11. | Smoke detectors | 920.3.2 |
| 12. | Ventilation of spaces BOCA | 1210.0 |

Correction List

| NO: | Description | Code Section |
|-----|--|----------------------------|
| 13 | Fastening schedule | Table 2305.2 |
| 14 | Boring, Cutting and Notching Sec. 2305.4.4 | 2305.5.1, 2305.5.3 |
| 15 | Glass & Glazing | Chapter 24 |
| | | |
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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.)

- ~~NA~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~NA~~ Bridging (2305.16)
- ~~SM~~ Boring and notching (2305.5.1)
- ~~SM~~ Cutting and notching (2305.3)
- ~~SM~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~NA~~ Draft stopping (721.7)
- ~~NA~~ Framing of openings (2305.11) (2305.12)
- ~~NA~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~NA~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~X~~ 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)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~R~~ Material and installation requirements (1507)
- ~~X~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code
Public Sewer
Public water

Load Design Criteria

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

Glazing (Chapter 24)

- SA _____ 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)

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

Egress (Chapter 10)

- ~~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)
- ~~NO~~ 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"
- ~~SA~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation
Table 602

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.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

| | | | |
|--|--|--|--|
| Location/Address of Construction: <i>91 Penn Ave.</i> | | | |
| Total Square Footage of Proposed Structure <i>2400 sq ft</i> | | Square Footage of Lot <i>12000 sq ft</i> | |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>405A</i> Block# <i>F</i> Lot# <i>13</i> | | Owner: <i>Pines of Portland, Inc.</i> | Telephone#: <i>7722127</i> |
| Lessee/Buyer's Name (If Applicable) | | Owner's/Purchaser/Lessee Address: | Cost Of Work: <i>\$120,000</i> Fee: <i>\$620</i> |
| Proposed Project Description:(Please be as specific as possible) <i>Construction of Single family residence w/Attached Garage</i> | | | |
| Contractor's Name, Address & Telephone <i>Pines of Portland, Inc. 426 Forest Ave. Portland 04101</i> | | | Rec'd By: |

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 *attached.*
- 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

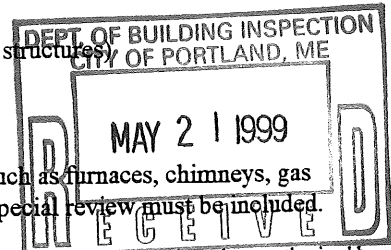
*SP 300
Bldg 620

920*

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

| | |
|--|----------------------|
| Signature of applicant: <i>[Signature]</i> | Date: <i>5-21-99</i> |
|--|----------------------|

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

Pines of Portland, Inc.


*Call for P/10
772-2127*

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


Witness

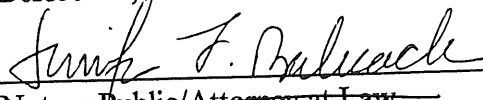
By: 
Duane G. Kline
Director of Finance

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,


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:

| <u>Lot #</u> | <u>Tax Lien Recorded in:</u> |
|---------------------|---|
| 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

Lot #**Tax Lien Recorded in:**

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

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

405-A-F-013

PROPERTY ADDRESS

Town or Plantation

Portland

Street Subdivision Lot #

91 Penn Ave Lot #4

PROPERTY OWNERS NAME

Last: Pines of Portland First:

Applicant Name:

James Gedaso

Mailing Address of Owner/Applicant (If Different)

28 Tenney Ln Scarb.

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

Date

8-17-99

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

PORTLAND
Date Permit Issued: 8-17-99
Local Plumbing Inspector Signature

6988 TOWN COPY
\$ 50 FEE
L.P.I. # 0124
 If Double Fee Charged

PERMIT INFORMATION

This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
 - OIL BURNERMAN
 - MFG'D. HOUSING DEALER/MECHANIC
 - PUBLIC UTILITY EMPLOYEE
 - PROPERTY OWNER
- LICENSE # 7637

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Column 2 | | Column 1 | |
|---|----------|--|----------|---------------------------------|
| | Number | Type of Fixture | Number | Type of Fixture |
| HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. | 2 | Hosebibb / Sillcock | 1 | Bathtub (and Shower) |
| | | Floor Drain | 1 | Shower (Separate) |
| OR | | Urinal | 1 | Sink |
| | | Drinking Fountain | 3 | Wash Basin |
| HOOK-UP: to an existing subsurface wastewater disposal system. | | Indirect Waste | 3 | Water Closet (Toilet) |
| | | Water Treatment Softener, Filter, etc. | 1 | Clothes Washer |
| PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. | | Grease / Oil Separator | 1 | Dish Washer |
| | | Dental Cuspidor | | Garbage Disposal |
| OR | | Bidet | | Laundry Tub |
| | | Other: _____ | | Water Heater |
| TRANSFER FEE [\$6.00] | | Fixtures (Subtotal) Column 2 | 11 | Fixtures (Subtotal) Column 1 |
| | | | 2 | Fixtures (Subtotal) Column 2 |
| | | | 13 | Total Fixtures |
| | | | | Fixture Fee |
| | | | | Transfer Fee |
| | | | | Hook-Up & Relocation Fee |
| | | | | Permit Fee (Total) |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE