

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

Location of Construction: 109 Huntington Ave		Owner: KTO Builders		Phone:		Permit No: 980820	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: KTO Builders		Address: 13 Varney Mill Rd Windham, ME		Phone: 892-7813 04062 759-2101/759-3813		Permit Issued: JUL 29 1998	
Past Use: Proposed 1-fam		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Amend building Permit # 980506 Changed from Cape to Colonial				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) 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"/>	
Permit Taken By: NG		Date Applied For: 27 July 1998					

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

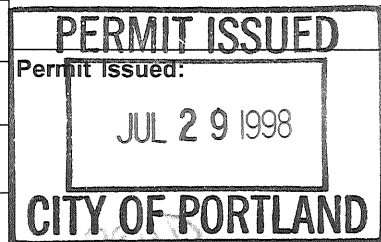
CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 27 July 1998 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



Handwritten signature
PERMIT ISSUED WITH REQUIREMENTS

Zone: CBL: 410-F-021
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

7/29/98 - this is amended permit - See notes on rear of permit # 980506

Rough framing / Rough plumbing ok - ok to Close MO

2/10/99

Stairs 9" net tread
bsmt - need guardrail system on stairs.

stairs ok under "old Rules" - See notes on permit for

discussed all w/Tony

ballusters - on rear deck + int. more than 4" - need to correct
6'-5" approx - on headroom @ stair base -

2/12/99 - Corrected all of above - other than stairs.

2/15/99 Issue Temp Cof@ - Copies 6/15/99

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 109 Huntington Ave 410-F-021

Issued to KTO Builders

Date of Issue February 16, 1999

~~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. 980820, 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

1-family
Boca 1996
Use R-3 Type 5B

Limiting Conditions: TEMPORARY: EXPIRES 15 June 1999

1. Street number needs to be placed on the house.
2. Final Grading must be completed and checked by DRC by June 15, 1999

This certificate supersedes
certificate issued

Approved:

2/15/99

(Date)

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.

AWAC



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 2, 1999

SUBJECT: Certificate of Occupancy
109 Huntington Avenue (lot 1)

On February 2, 1999 the site was reviewed for compliance with the conditions of approval dated 4-24-98. My comments are:

1. The street number needs to be placed on the house.
2. The final grading could not be confirmed due to snow cover of the lawn and property pin locations; this must be checked by the DRC in the spring.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

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

**Building or Use Permit 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: Henrieville 174 Lot 1

Tax Assessor's Chart, Block & Lot Number			Owner:	Telephone#:
Chart#	Block#	Lot#	<u>KTO Builders</u>	<u>892 7813</u>
Owner's Address:			Lessee/Buyer's Name (If Applicable)	Cost Of Work:
<u>13 Varney Mill</u>				<u>\$ 60,000</u>
Proposed Project Description:(Please be as specific as possible)				
<u>Single Family Dwelling</u>				
Contractor's Name, Address & Telephone				
<u>Same as above</u> <u>Vacant</u>				

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: Paul Stewart Date: 4-21-98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Applicant: Joel Sherwood

Date: ~~15/MAY/98~~ 21/APRIL/98

Address: Huntington Ave. Lot #1

C-B-L: 410-F-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 15 May 98

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Single Family dwelling 1 1/2 stories.

Sewage Disposal - public

Lot Street Frontage - 70'± shows req 50'

Front Yard - 44'± shows req. 25'

Rear Yard - 30'± shows req. 25'

Side Yard - 8± shows req. 8'

Projections -

Width of Lot - 75'± shows

Height - 1 1/2 stories.

Lot Area - 9,196±3

Lot Coverage/ Impervious Surface - OK

Area per Family - 6500

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - OK

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

by Woods Symonds as Foundations	892 6375
Bracket Floors	892 3166
Alan Taylor Builder	892 2018
Leberge Plumbing	892 5771
Latini Electric	878 6702
Builders Insulation	799 4717
Zellemere Drywall	892-2374
New England Kitchen	878 2641
Aceto Masonary	854 0341
Kel-Ton oil	892 2620
Sawyer Survey & Engineering	647 8190

LOT #1 PRWD

BUILDING PERMIT REPORT

DATE: 3 MAY 98 ADDRESS: Huntington Ave (410-F)
 REASON FOR PERMIT: To Construct a single family dwelling
 BUILDING OWNER: KTO Builders
 CONTRACTOR: SAA
 PERMIT APPLICANT: Joel Sherwood
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 513

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, 6, 8, 10, 12, 16, 24, 25, 26, 29, 30, 31, 32

- ~~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)
 Precaution must be taken to protect concrete from freezing.
- ~~3.~~
- ~~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).
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ~~8.~~ Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- 9. Headroom in habitable space is a minimum of 7'6".
- ~~10.~~ Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- ~~12.~~ Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
- 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.
- 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.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- ~~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 19, 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)

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.
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.
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. All Site Plan Review requirements must be completed before a Certificate of Occupancy can be issued.
- *30. List of all sub contractor shall be supplied to this office with address & tele. numbers
- *31. Any drilling, notching, boring in any structural member shall be done in accordance with Chapter 2300 of the building code.
- *32. Asphalt shingles shall meet the requirement of Section 1507.4.3 of the Bldg. Code.


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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

19980031
I. D. Number

KTO Builders
Applicant
13 Varney Mill, Windham, ME 04062
Applicant's Mailing Address
Joel Sherwood
Consultant/Agent
892-7813 892-2058
Applicant or Agent Daytime Telephone, Fax

4/21/98
Application Date
Huntington Ave lot 1
Project Name/Description
109 Huntington Ave
Address of Proposed Site
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.

One (1) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy per PRUD landsc ape plan.

Your new street address is now Huntington 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 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.

Erosion control shall conform to the approved plan and as needed per BMP manual.
Sill elevation is 80.42, min.

Planning Conditions of Approval

Inspections Conditions of Approval

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

19980031

I. D. Number

KTO Builders

Applicant
13 Varney Mill, Windham, ME 04062

Applicant's Mailing Address

Joel Sherwood

Consultant/Agent

892-7813 892-2058

Applicant or Agent Daytime Telephone, Fax

4/21/98

Application Date

Huntington Ave lot 1

Project Name/Description

109 Huntington Ave

Address of Proposed Site

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) _____

24' x 34'

76' x 127.5'

Proposed Building square Feet or # of Units

Acreeage 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 \$100.00 Subdivision _____ Engineer Review \$50.00 Date: 4/21/98

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit

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 | | | |

SAWYER ENGINEERING & SURVEYING INC.

2 ELM STREET
BRIDGTON, MAINE 04009

GEORGE A. SAWYER

(207) 647-8190
FAX (207) 647-5123

May 22, 1998

Kevin Carroll
Code Enforcement
City of Portland

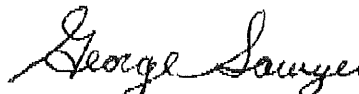
**RE: COPLEY WOODS SUBDIVISION
PORTLAND, MAINE**

Dear Kevin:

Please be advised that Sawyer Engineering & Surveying, Inc. set wood stakes to mark the building corners on the house located on Lot #1 in the above referenced subdivision.

If you have any questions or require further information, please give us a call.

Sincerely,


George Sawyer, R.L.S.³²

GS/sz

SAWYER ENGINEERING & SURVEYING INC.

2 ELM STREET
BRIDGTON, MAINE 04009

GEORGE A. SAWYER

(207) 647-8190
FAX (207) 647-5123

July 27, 1998

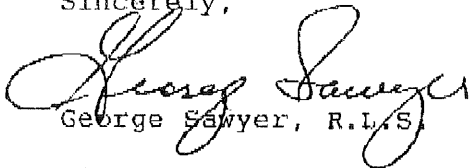
Kevin Carroll
Code Enforcement Department
City of Portland
Portland, Maine

RE: COPLEY WOODS, PORTLAND

Dear Mr. Carroll:

This is to certify that the house on Lot #1 of this P.R.U.D. was staked out according to the required property line setbacks.

Sincerely,



George Sawyer, R.L.S.

GS/sz

SAWYER ENGINEERING & SURVEYING INC.

2 ELM STREET
BRIDGTON, MAINE 04009

GEORGE A. SAWYER

(207) 647-8190
FAX (207) 647-5123

July 27, 1998

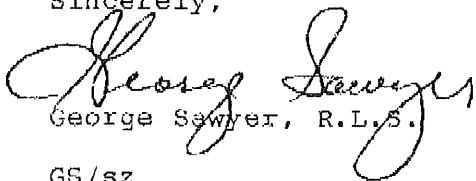
Kevin Carroll
Code Enforcement Department
City of Portland
Portland, ME 04101

RE: COPELY WOODS, PORTLAND

Dear Mr. Carroll:

This is to certify that the house on Lot #1 of this P.R.U.D. was staked out according to the required property line setbacks. The foundation was staked for a 26 X 34 house.

Sincerely,


George Sawyer, R.L.S.

GS/sz

7-28-98

TO: MIKE NUGENT

FROM: RICK KNOWLES

RE: COPLEY WOOD

REGARDING LOT #1 ON COPLEY WOOD, I'VE TALKED TO JIM WONDOL AND HE DOES NOT HAVE A PROBLEM WITH THE MINOR CHANGES IN THE BUILDING FOUNDATION,

I DON'T SEE ANY REASON WHY THE STOP WORK ORDER SHOULDN'T BE LIFTED. THE APPLICANT IS AWARE THAT A MINIMUM 16 FOOT SETBACK MUST BE MAINTAINED BETWEEN PROX BUILDINGS.

cc: Kevin Carroll

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 27 day of July, 1998, I made service of the Stop Order
upon the Owner, Tony Vance, at 109 Huntington Ave, Portland, ME @ 12 Noon

By delivering a copy in hand. @ 109 Huntington Ave, Portland, ME

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose name is Tony Vance at 109 Huntington Ave, Portland, ME

By (describe other manner of service) _____.

DATED: 7/27/98

[Signature]
Signature of Person Making Service
Code Enforcement Officer
Title 7/27/98

7/29/98
Release on Payment
Order of \$25 and Stop Order
Released
7/29/98
7:19 AM



CITY OF PORTLAND

STOP WORK NOTICE

July 27, 1998

KTO Builders
Tony Vance
13 Varney Mill Rd
Windham, ME 04062

Re: 109 Huntington Ave (410-F-021)

*Hand Delivered
original copy of this letter
to Tony Vance of KTO Builders
on site @ 12 noon 7/27/98
(K)*

Certified Mail Receipt # P 506 964 906

Dear Mr. Vance,

An evaluation of your property at 109 Huntington Ave on 07/24/98 @ 12 Noon revealed that the structure fails to comply with Section 111.3 of the 1996 BOCA Code of the City of Portland.

Pursuant to our telephone conversation @ 8:10 AM this date and our meeting in room 315 of Portland City Hall @ 9:40 AM this date you have:

- 1) roughed in a 2 1/2 story 26' x 34' structure while approved plans depict a 1 1/2 story 24' x 34' structure.
- 2) failed to provide this office with a list of all sub-contractors with addresses and telephone numbers in accordance with item #30 of the Building Permit Report which was attached to and is a requirement of permit #980506.

Both these actions are violations of Section 111.3 of the 1996 BOCA Code.

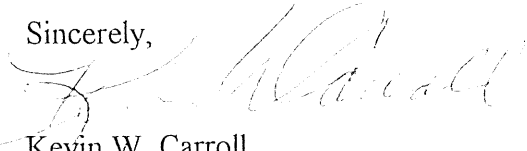
This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Therefore, you are required to submit amended construction and site plans to this office for review and approval. You must also submit a list of all subcontractors on the job with their addresses and telephone numbers. When you have received approval of the amended plans and submitted the requested subcontractor information you may request removal of the "STOP WORK" order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

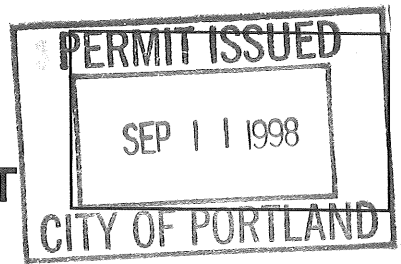
A handwritten signature in cursive script, appearing to read "Kevin W. Carroll".

Kevin W. Carroll
Code Enforcement Officer
cc/Central File
Joseph Gray



FILL IN AND SIGN WITH INK

981023



APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

410-F-21

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 109 Huntington Ave 410-F-021 Use of Building 1-fam dwelling Date 9/3/98
 Name and address of owner of appliance KTO Builders, 588 Roosevelt Trail Windham 04062
892-2020
 Installer's name and address Kel-Ton Oil Co. Inc. 588 Roosevelt Trail Windham 04062
 Telephone 892-2020

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name:

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # MS30005477
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame 10 feet.

Cost work 3500
Fee 40.00

Approved

Fire: 11/3/97
 Ele.: _____
 Bldg.: _____

Approved with Conditions

- See attached letter or requirement

all work shall be done in accordance with the manufacturer's requirements.

Signature of Installer [Signature]

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

#2

KC/TR

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date December 28, 1998

LOCATION: Copley Woods Cir ~~XXXX~~ 410-F-021

Permit # LM50016785

OWNER KTO Builders, Inc. ADDRESS _____

								TOTAL EACH FEE		
OUTLETS	Telephone		Data		CATV				.20	
	Receptacles		Switches		Smoke Detector				.20	
FIBER OPTICS									15.00	
FIXTURES	incandescent		fluorescent	5	Street Lights	5			1.00	
	fluorescent strip								.20	
SERVICES	Overhead				TTL AMPS TO	800			15.00	
	4 Underground					800	4		15.00	60.00
Temporary Service	Overhead				AMPS OVER	800			25.00	
	Underground					800			25.00	
METERS	(number of)								1.00	
MOTORS	(number of)								2.00	
RESID/COM	Electric units								1.00	
HEATING	oil/gas units		Interior		Exterior				5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens				2.00	
	Insta-Hot		Water heaters		Fans				2.00	
Disposals	Dishwasher		Compactors		Others (denote)				2.00	
MISC. (number of)	Air Cond/win								3.00	
	Air Cond/cent				Pools				10.00	
	HVAC		EMS		Thermostat				5.00	
	Signs								10.00	
	Alarms/res								5.00	
	Alarms/com								15.00	
	Heavy Duty(CRKT)								2.00	
	Circus/Carnv								25.00	
	Alterations								5.00	
	Fire Repairs								15.00	
	E Lights								1.00	
	E Generators								20.00	
PANELS	Service		Remote		Main				4.00	
TRANSFORMER	0-25 Kva								5.00	
	25-200 Kva								8.00	
	Over 200 Kva								10.00	
								TOTAL AMOUNT DUE		61.00
								MINIMUM FEE/COMMERCIAL 35.00		
								MINIMUM FEE		25.00

INSPECTION: Will be ready 12/31 or will call _____

CONTRACTORS NAME Anthony Latini MASTER LIC. # LM50016785

ADDRESS 8 Hunters Way Falmouth 04105 LIMITED LIC. # _____

TELEPHONE 878-6702

SIGNATURE OF CONTRACTOR

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation	Portland Me
Street Subdivision Lot #	1091 Huntington Ave Lot #1 Copley Woods
PROPERTY OWNERS NAME	
KTO Builders	
Last: Vance	First: Tony
Applicant Name:	MJ Leberge Plumbing
Mailing Address of Owner/Applicant (If Different)	71 Brand's Knolls Rd.

PORTLAND PERMIT # 8046 STATE DEPT

Date Permit Issued: 7-22-98 \$ 136 FEE If Double Fee Charged

L.P.I. # 01224

Local Plumbing Inspector Signature _____

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 Inspector to deny a Permit.

[Signature] Date 7-27-98
Signature of Owner/Applicant Date

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

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 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 _____	Plumbing To Be Installed By: 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>MJ 7993</u>
---	--	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system.	0,1	Hosebibb / Sillcock	0,1	Bathtub (and Shower) 1 1/2 min
		Floor Drain		Shower (Separate)
OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	0,1	Sink 1 1/2 min
		Drinking Fountain	0,2	Wash Basin 1 1/2 min
		Indirect Waste	0,1	Water Closet (Toilet) 2'
		Water Treatment Softener, Filter, etc.	0,1	Clothes Washer 2 min
		Grease / Oil Separator	0,1	Dish Washer 2 1/2 min
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
OR TRANSFER FEE [\$6.00]	Fixtures (Subtotal) Column 2		0,1	Fixtures (Subtotal) Column 1
			0,9	Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			9	Total Fixtures
			\$ 4	Fixture Fee
<i>(See over)</i>			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 36	Permit Fee (Total)

7/24/98 - Called for Rough in - Supply lines
ok - Testing @ 100 PSI - Waste lines Testing 'O' P.S.I.



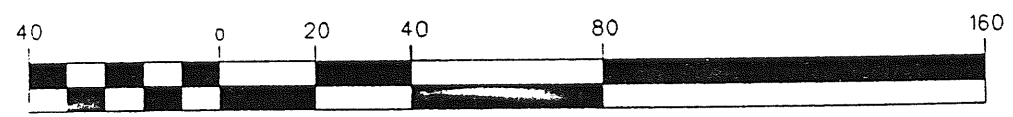
*This is not
reflecting the
construction
plans*

LEGEND

- | PROPOSED | EXISTING |
|------------------------------------|------------------|
| GRANITE CURB & 5' SIDEWALK | PROPERTY LINE |
| BITUMINOUS CURB & 5' SIDEWALK | EXISTING GRADE |
| EDGE OF PAVEMENT | EDGE OF WETLAND |
| FINISH GRADE | EDGE OF PAVEMENT |
| FOUNDATION DRAIN | DRAIN MANHOLE |
| STOP/DRAIN/CULVERT | SEWER MANHOLE |
| CATCH BASIN | CATCH BASIN |
| CURB INLET | HYDRANT |
| SEWER MANHOLE | CULVERT |
| LIMIT OF DISTURBANCE | |
| HAYBALE PROTECTION ON CATCH BASINS | |
| SILT FENCE | |
| DETENTION BASIN | |
| STONE CHECK DAM | |
| PROPERTY LINES | |
| STONE HEADWALL | |
| DRAIN MANHOLE | |
| TRANSFORMER (CMP) | |
| UNDERGROUND ELECTRIC & TELEPHONE | |
| UTILITY EASEMENT LINE | |
| DRAINAGE DIRECTION ARROWS | |
| UNDERDRAIN | |



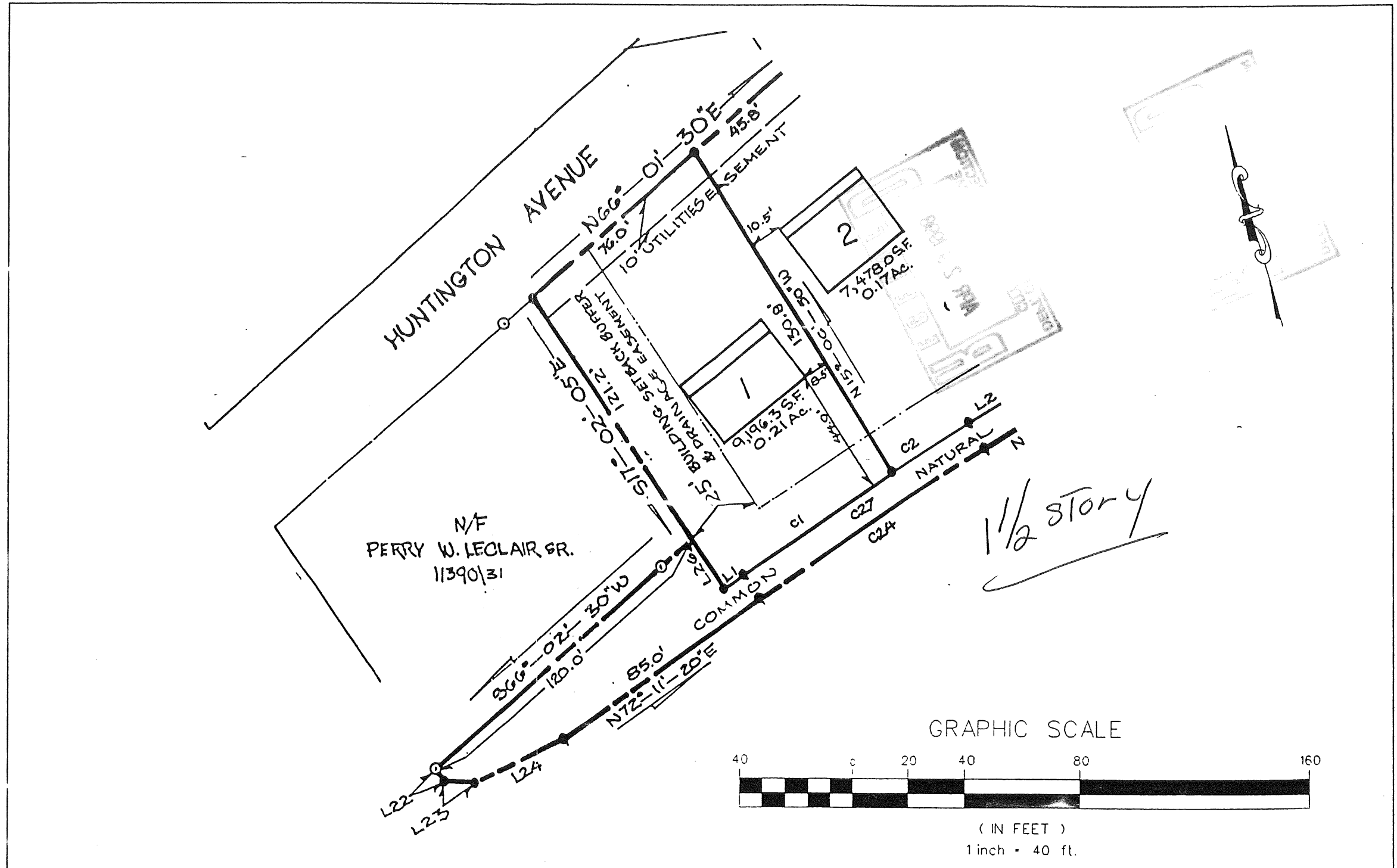
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE:
THIS PLAN IS INTENDED TO DEPICT GENERAL LOT CONFIGURATION ONLY. VERIFY INFORMATION SHOWN WITH PLAN EN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND PREPARED BY GEORGE SAWYER AS

<p>SITE PLAN for LOT #1 at COPLEY WOODS, PORTLAND, MAINE</p>		<p>PAUL W. LAWRENCE CONSULTING</p>
<p>LOT 1</p>	<p>DATE - APRIL 17, 1998 DRAWN BY - NPH SCALE: 1" = 20'</p>	



NOTE:
 THIS PLAN IS INTENDED TO DEPICT GENERAL LOT
 CONFIGURATION ONLY. VERIFY INFORMATION SHOWN
 WITH PLAN ENTITLED "LOT PLAN - COPLEY WOODS"
 RECORDED IN THE CUMBERLAND COUNTY REGISTRY
 OF DEEDS AND PREPARED BY GEORGE SAWYER

AS

PLOT PLAN
 for
 LOT #1
 at
 COPLEY WOODS, PORTLAND, MAINE

LOT 1

DATE - APRIL 17, 1998
 DRAWN BY - NPH
 SCALE: 1" = 20'



MANUFACTURED HOUSING USED AS DWELLINGS (Appendix A)

Provisions adopted (114) N/A Compliance with Appendix A verified

SWIMMING POOLS, SPAS, AND HOT TUBS (Appendix D)

Provisions adopted (115) N/A Compliance with Appendix D verified

ENERGY CONSERVATION (Appendix E)

CABO Model Energy Code adopted (119) N/A

RADON CONTROL MEASURES (Appendix F)

Provisions applicable (Table 301.2a & 324) N/A Compliance with Appendix F verified

NOTES

- see Building Code report -

BOCA®
PLAN REVIEW RECORD

Valuation: 60,000 Plan Review # _____
 Fee: 320.00 Date: 3 MAY 98

CABO
ONE AND TWO FAMILY DWELLING CODE

JURISDICTION Portland Cumberland MAINE.
(City, County, Township, etc.)


BUILDING LOCATION Huntington Ave. (Lot #1)
(Street address)

BUILDING DESCRIPTION Single Family dwelling

REVIEWED BY Hoffses 1996 BOCA National Building Code

Numerals indicated in parenthesis are applicable code sections of the 1996 Edition of the CABO One and Two Family Dwelling Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST		
No.	DESCRIPTION	Code Section
1.	All site plan requirements must be completed before a Certificate of Occupancy can be issued.	
2.	List of all sub Contractors must be supplied to this office with addresses and Tele. Numbers.	
3.	A 24 Hour notice must be given prior to placing concrete for foundation.	
4.	Glass & glazing	Chapter 24
5.	Handrails - guardrails	1021.0 - 1022.0
6.	STAIRS	1014.3
7.	Sleeping room window	1010.4
8.	Smoke Detectors.	920.3.2 Chapter 2305
9.	Drilling; Notching; bored holes	
10.	Asphalt Shingles	1507.4.3
11.		



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
 4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

ROOF COVERINGS (cont'd.)

ASPHALT SHINGLES (903)

- OK Steep-slope application (slope ≥ 4:12)
- Low-slope application (2:12 ≤ slope < 4:12)
- Attachment (Table 903.4)
- Flashing
- Hips and ridges

SLATE SHINGLES (904)

- N/A Application
- N/A Underlayment
- Valley flashing

METAL (905)

- N/A Application
- N/A Roof slope
- Underlayment

TILE, CLAY OR CONCRETE SHINGLES (906)

- N/A Application
- N/A Attachment
- N/A Roof slope
- Underlayment
- Nailing and flashing

BUILT-UP ROOFING (907)

- N/A Underlayment
- N/A Installation requirements

WOOD SHINGLES (908)

- N/A Sheathing requirements
- N/A Installation requirements
- N/A Attachment & exposure (Tables 908.3 & 908.3.3)
- Valley flashing
- Label

WOOD SHAKES (909)

- N/A Sheathing requirements
- N/A Installation requirements
- N/A Attachment & exposure (Tables 908.3 & 908.3.3)
- Valley flashing
- Label

REROOFING (910)

- N/A 25 percent or more of roof repaired, replaced or recovered
- N/A Structural support
- Recover vs replace

CHIMNEYS AND FIREPLACES (Chapter 10)

MASONRY CHIMNEYS (1001) *see bldg permit re masonry*

- OK Construction (1001.1 & Figure 1003.1)
- Changes in dimension
- Additional load
- Termination
- Wall thickness; ≥ 4"
- Flue lining - material/installation
- Multiple flues
- Flue area (appliance)
- Flue area (masonry fireplace)
- Inlet
- Cleanout opening

MASONRY CHIMNEYS (cont'd.)

- Chimney clearance
- Firestopping

FACTORY-BUILT CHIMNEYS (1002)

- Approved and listed
- Installation

MASONRY FIREPLACES (1003)

- Construction (Figure 1003.1 & Table 1003.1)
- Fireplace walls
- Steel fireplace units
- Lintel (noncombustible)
- Hearth extension material

NOTE: Entries to this Plan Review Record that require a field check or inspection of the installation require coordination with the inspection phase of the project.

BUILDING PLANNING (Chapter 3)

LOCAL DESIGN CRITERIA (301)

- Floor live load 40 @ 30 P.S.F. min. psf
- Roof live load 42 min. psf
- Roof snow load 46 min. psf
- Wind pressure N/A psf
- Seismic zone 2
- Weathering area S
- Frost line depth 4' min.
- Termite area N/A

LOCAL DESIGN CRITERIA (cont'd.)

- Decay area N/A
- Winter design temp. -2
- Radon

LOCATION ON LOT (302) OK

- 1-hour rating for exterior walls located less than 3 feet from property line Table 705.2
- Exterior wall openings Table 705.3

ROOM PLANNING REQUIREMENTS (303 through 305)

Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural* light	Natural ventilation*
Living	150	7'	7'6"	5'0"	8% floor area	4% floor area
Dining	70	7'	7'6"	5'0"	8% floor area	4% floor area
Kitchen	50	N.A.	7'0"	5'0"	8% floor area	4% floor area
Bedroom	70	7'	7'6"	5'0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	7'0"	5'0"	3 square feet	1½ square feet

* See Sections 303.1 & 303.3 for mechanical ventilation

- Required heating (303.6)
- SANITATION (306 & 307) STATE PLBG. Code Chapter 13**
 - Water closet in compartment with privacy; minimum 30" wide with 21" clear in front of water closet
 - Lavatory
 - Tub or shower in compartment with privacy
 - Kitchen area with sink
 - Sanitary sewer/private disposal
- GLAZING (308) Chapter 24**
 - Labeling 2402.1
 - Louvered windows or jalousies 2402.1
 - Human impact loads/hazardous locations 2405.0
 - Wind loads 2403.1
 - Skylights and sloped glazing N/A 2404.0
- PRIVATE GARAGES (309) 407**
 - N/A No opening between garage and sleeping room
 - Other openings (garage to residence); 13/8" solid wood doors, 20-minute fire-rated doors or equivalent
 - Garage-dwelling separation; 1/2" gypsum board or equivalent on garage side

PRIVATE GARAGES (cont'd.)

- N/A Floor surface noncombustible
- EGRESS (310 through 315) Chapter 10 See Bld. Street**
 - OK One exit from each dwelling unit (310.1)
 - Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 22" net clear height, 20" net clear width; maximum sill height = 44" (310.2) 1010.4
 - Under stair protection (310.3)
 - Exit door ≥ (3'0" × 6'8") (311.1)
 - Exit access or hallway ≥ 3' (311.1)
 - Landings; minimum 3' × 3' (312.1)
 - Ramp slope (1:8 maximum) (313.1)
 - Ramp handrails; one required if slope > 1:12 (313.2)
 - Ramp landing, minimum 3' × 3' (313.3)
 - Stairways; minimum width = 3'0"; maximum stair rise = 7¾"; minimum tread = 10" with ¾"-1¼" nosing; minimum headroom = 6'8" (314)
 - Winders (314.4)
 - Winders, spiral, and circular stairways (314.4 through 314.6)
 - Stairway illumination (314.7)
 - Handrails; required on one side of stair if three or more risers; handrail height = 30" to 38"; grip size 1¼" to 2" (315.1 & 315.2)

BUILDING PLANNING (cont'd.)

EGRESS (cont'd.)

Guardrails; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor
 Minimum guardrail height = 36" (315.3) **1021.0**
 Opening limitations; < 4" (315.4) **1021.3**

SMOKE DETECTORS (310) 920.3.2

Location and interconnection
 Power source

FOAM PLASTIC (317)

Approved Requirements
 Location

WALL AND CEILING FINISH (318)

Flame spread
 Smoke density

INSULATION (319)

Flame spread
 Smoke density
 Attic

DWELLING UNIT SEPARATION (320) **1021**

Construction (1-hour minimum)
 Floor/ceiling and wall continuity
 Sound transmission
 Townhouse exception (2 hours)*
 Townhouse parapet*
 Townhouse structural independence*

*Not applicable to structures classified in accordance with the BOCA National Building Code as Use Group R-4.

MOISTURE VAPOR RETARDERS (321.1)

Required

DECAY AND TERMITE AREAS (322 & 323)

Location required (Table 301.2a)
 Adequate protection

RADON PROTECTION (324)

Required (Table 301.2a) (If required see page 12)

FOUNDATIONS (Chapter 4)

WOOD FOUNDATIONS (402.1)

Design
 Installation

FOOTINGS (403) **OK**

Depth below (outside) grade = 12" minimum; but below frost line except for insulated footings
 Insulated footing provided
 Soil bearing value
 Footing width (see page 5)
 Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ to footing thickness

FOUNDATION WALLS (404 through 406)

Footing required under foundation wall (403.1)
 Minimum wall thickness/maximum depth of unbalanced fill (see page 5) **8"**

FOUNDATION WALLS (cont'd.)

Drains required if habitable or usable spaces are below grade* (405)
 Dampproofing if basements are below grade* (406)
 Waterproofing if high water table* (406.2)
 Sill plate (322)
 Bolting in concrete = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 7" embedment
 Bolting in masonry = 1/2" diameter bolts at 6' o.c. and within 12" from corner, 15" embedment

FOUNDATION INSULATION (407)

Protective covering (extend minimum 6" below grade)

* If uninhabitable, see crawl space (409)

ROOF-CEILING CONSTRUCTION (cont'd.)

RAFTERS

2x8 Grade; E = _____ F_b = _____ (802.1) _____ FRTW allowable stresses/grading (802.1.1)

Rafters supporting a gypsum or plastered ceiling (cathedral type)*

<input type="checkbox"/> Gypsum ceiling (Δ = L/240) (301.6)	<input type="checkbox"/> Plastered ceiling (Δ = L/360) (301.6)
LL = 20: Use Table 802.4e	LL = 20: Use Table 802.4h
LL = 30: Use Table 802.4f	LL = 30: Use Table 802.4i
LL = 40: Use Table 802.4g	LL = 40: Use Table 802.4j

Rafters not supporting a finished ceiling (attic type)*

<input type="checkbox"/> Low-slope (slope ≤ 3:12) (Light roofing: DL = 10 psf)	<input type="checkbox"/> High slope (slope > 3:12) (Heavy roofing: DL = 15 psf)	<input type="checkbox"/> High slope (slope > 3:12) (Light roofing: DL = 7 psf)
LL = 20: Use Table 802.4k	LL = 20: Use Table 802.4n	LL = 20: Use Table 802.4q
LL = 30: Use Table 802.4l	LL = 30: Use Table 802.4o	LL = 30: Use Table 802.4r
LL = 40: Use Table 802.4m	LL = 40: Use Table 802.4p	LL = 40: Use Table 802.4s

* LL = Live load (psf); DL = Dead load; L = span length

JOISTS (CEILINGS)

2x8 Grade; E = _____ F_b = _____ (802.1) _____ FRTW allowable stresses/grading (802.1.1)

Joists with limited attic storage (roof slope > 3:12) (LL = 20 psf; DL = 10 psf) (Table 301.4)*

<input checked="" type="checkbox"/> Plaster ceiling (Δ = L/360) (301.6) Use Table 802.4a	<input type="checkbox"/> Gypsum ceiling (Δ = L/240) (301.6) Use Table 802.4b
---	---

Joists with no attic storage (roof slope ≤ 3:12) (LL = 10 psf; DL = 5 psf) (Table 301.4)*

<input checked="" type="checkbox"/> Plaster ceiling (Δ = L/360) (301.6) Use Table 802.4c	<input type="checkbox"/> Gypsum ceiling (Δ = L/240) (301.6) Use Table 802.4d
---	---

* LL = Live load (psf); DL = Dead load; L = span length

PLYWOOD ROOF SHEATHING (803.2)

Grade
 Thickness
 FRTW allowable stresses/grading
 Allowable spans (Table 503.2.1.1a)
 Installation (803.2.3)

PARTICLEBOARD ROOF SHEATHING (803.3)

Grade

PARTICLEBOARD ROOF SHEATHING (cont'd.)

7/16" Thickness
 Allowable spans (Table 803.3.2)
 Installation (803.3.3)

ATTICS

Ventilation requirements (806)
 Access requirements (807)

ROOF COVERINGS (Chapter 9)

GENERAL (901)

Load/weather resistance
 Approved materials

DECK PREPARATION (902)

Underlayment application
 Underlayment attachment

see Plan

WALL CONSTRUCTION (cont'd.)

Table No. 602.3d
MAXIMUM STUD SPACING (inches)

STUD SIZE	SUPPORTING ROOF AND CEILING ONLY	SUPPORTING ONE FLOOR ROOF AND CEILING	SUPPORTING TWO FLOORS ROOF AND CEILING	SUPPORTING ONE FLOOR ONLY
2 x 4	24 ¹	16	—	24 ¹
3 x 4	24 ¹	24	16	24
2 x 5	24	24	—	24
2 x 6	24	24	16	24

For SI: 1 inch = 25.4 mm.
¹ Shall be reduced to 16 inches if Utility grade studs are used.

WALL COVERING (Chapter 7)

INTERIOR WALL COVERING (702)

- N/A Plaster material (702.2)
- N/A Plaster support (702.2.1)
- 1/2" Gypsum wallboard material (702.3.1)
- _____ Gypsum wallboard support, application and fastening (702.3.2 through 702.3.5)
- _____ Shower and bath compartments: Smooth, hard, nonabsorbent surface to minimum 6 feet above floor (702.4)
- _____ Other finishes (702.5 & 702.6)

EXTERIOR WALL COVERING (703)

- TY per Sheathing paper required (703.2)
- N/A Wood siding (703.3)
- N/A Attachment and minimum thickness (Table 703.4)

EXTERIOR WALL COVERING (cont'd.)

- N/A Wood shakes and shingles (703.5)
- N/A Exterior lath (703.6)
- N/A Masonry veneer (703.7 & Figure 703.7)
Maximum height (35' in Seismic Zones 0, 1 or 2; 25' in Seismic Zones 3 or 4); Steel angle lintels (Table 703.7.1) (4" minimum bearing each end)
- N/A Veneer ties: #9 wire or #22 corrugated metal; 24" o.c. horizontal spacing; 3¼ square feet maximum area supported (wind > 30 psf and Seismic Zones 3 or 4 maximum area = 2 square feet) (703.7.2.1)
- _____ Flashing (703.8)

Vinyl Siding

ROOF-CEILING CONSTRUCTION (Chapter 8)

ROOF FRAMING (802)

- N/A Cathedral ceilings (802.2.1)
- N/A Rafter tie where joists are not parallel to rafters (4' o.c.) (802.3)
- ✓ Rafter brace to bearing walls (2" x 4" at 4' o.c. minimum) (Figure 802.4.1)
- N/A Purlin rafter support (2" x construction minimum) (802.4.1)
- N/A Connection of roof-ceiling system to masonry walls (Figures 604.10a through 604.10c)

ROOF FRAMING (cont'd.)

- OK Bearing
- OK Cutting and notching
- _____ Bored holes
- _____ Lateral support and bridging
- _____ Framing of openings
- N/A Trusses
- _____ Roof tie-down

FOUNDATIONS (cont'd.)

Table 403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (inches)

	LOAD-BEARING VALUE OF SOIL (psf)					
	1,500	2,000	2,500	3,000	3,500	4,000
Conventional Wood Frame Construction						
1-story	16	12	10	8	7	6
2-story	19	15	12	10	8	7
3-story	22	17	14	11	10	9
4-Inch Brick Veneer over Wood Frame or 8-Inch Hollow Concrete Masonry						
1-story	19	15	12	10	8	7
2-story	25	19	15	13	11	10
3-story	31	23	19	16	13	12
8-Inch Solid or Fully Grouted Masonry						
1-story	22	17	13	11	10	9
2-story	31	23	19	16	13	12
3-story	40	30	24	20	17	15

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m².

Table No. 404.1.1a
MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS WHERE UNSTABLE SOIL OR GROUNDWATER CONDITIONS DO NOT EXIST IN SEISMIC ZONES 0, 1 OR 2^{1,2}

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS ³ (inches)	MAXIMUM DEPTH OF UNBALANCED FILL ¹ (feet)
Masonry of Hollow Units, Ungrouted	8	4
	10	5
	12	6
Masonry of Solid Units	6	3
	8	5
	10	6
	12	7
Masonry of Hollow or Solid Units, Fully Grouted	8	7
	10	8
	12	8
Plain Concrete	6 ⁴	6
	8	7
	10	8
	12	8
Rubble Stone Masonry	16	8
Masonry of hollow units reinforced vertically with No. 4 bars and grout at 24 inches on center. Bars located not less than 4½ inches from pressure side of wall.	8	7

For SI: 1 inch = 25.4 mm, 1 psf = 0.0479 kN/m².

¹ Unbalanced fill is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced fill shall be measured from the exterior finish ground level to the top of the interior concrete slab.

² The height between lateral supports shall not exceed 8 feet.

³ The actual thickness shall not be more than ½ inch less than the required nominal thickness specified in the table.

⁴ Six-inch plain concrete walls shall be formed on both sides.

FOUNDATIONS (cont'd.)

Table No. 404.1b

REQUIREMENTS FOR MASONRY OR CONCRETE FOUNDATION WALLS SUBJECTED TO NO MORE PRESSURE THAN WOULD BE EXERTED BY BACKFILL HAVING AN EQUIVALENT FLUID WEIGHT OF 30 POUNDS PER CUBIC FOOT LOCATED IN SEISMIC ZONE 3 OR 4 OR SUBJECTED TO UNSTABLE SOIL CONDITIONS

MATERIAL TYPE	HEIGHT OF UNBALANCED FILL ¹ (feet)	LENGTH OF WALL BETWEEN SUPPORTING MASONRY OR CONCRETE WALLS (feet)	MINIMUM WALL THICKNESS ^{2,3} (inches)	REQUIRED REINFORCING	
				HORIZONTAL BAR IN UPPER 12 INCHES OF WALL	SIZE AND SPACING OF VERTICAL BARS
Hollow Masonry	4 or less	unlimited	8	not required	not required
	more than 4	design required	design required	design required	design required
Concrete or Solid Masonry ⁴	4 or less	unlimited	8	not required	not required
	more than 4	less than 8	8	2-No. 3	No. 3 @ 18" O.C.
	8 or less	8 to 10	8	2-No. 4	No. 3 @ 18" O.C.
	8 or less	10 to 12	8	2-No. 5	No. 3 @ 18" O.C.
	more than 8	design required	design required	design required	design required

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per cubic foot (pcf) = 0.1572kN/m³.

¹ Backfilling shall not be commenced until after the wall is anchored to the floor.

² Thickness of concrete walls may be 6 inches, provided reinforcing is placed not less than 1 inch or more than 2 inches from the face of the wall not against the earth.

³ The actual thickness shall not be more than 1/2 inch less than the required thickness specified in the table.

⁴ Solid masonry shall include solid brick or concrete units and hollow masonry units with all cells grouted.

COLUMNS ~~(409)~~

- OK Protection from decay or corrosion
- Structural requirements
- Anchorage
- Wood columns (minimum 4" square)
- Steel columns (minimum 3" diameter, standard weight)

CRAWL SPACE ~~(409)~~

- N/A Ventilation
- Access (18" x 24")
- Removal of debris
- Finished grade

FLOORS (Chapter 5) — 16-23

WOOD JOISTS AND GIRDERS ~~(502)~~

- OK Joists — Nonsleeping areas, LL = 40 psf (Table 502.3.1a)
- 2x8 max span 12.0 Joists — Sleeping areas, LL = 30 psf (Table 502.3.1b)
- Grade; E = _____ F_b = _____
- Girder supporting one floor only (Table 502.3.3a)
- 3/16" Girder supporting more than one floor (Table 502.3.3b)
- OK Column supporting girder (Table 502.3.3b)
- OK Footing supporting column (Table 502.3.3b)

WOOD JOISTS AND GIRDERS ~~(cont'd)~~ 2305

- OK Joists under bearing partitions
- Nailing Strip Bearing (1 1/2" minimum on wood or steel; 3" on masonry) and lapped joists (3")
- Lateral restraint and bridging
- Drilling and notching
- Bored holes
- Fastening Table 2305.2
- Framing of openings
- Floor trusses see Report
- Draftstopping

FLOORS (cont'd.)

LUMBER FLOOR SHEATHING ~~(503.1)~~ 2304.4

- OK Allowable span
- 3/4" T&G End joints OSB

PLYWOOD FLOOR SHEATHING (503.2)

- Grade
- Thickness
- Allowable spans (Tables 503.2.1.1a & 503.2.1.1b)
- Installation (Table 602.3a)

PARTICLEBOARD FLOOR UNDERLAYMENT (503.3)

- 3/4" T&G OSB Grade
- 3/4" Thickness
- Installation (Table 602.3a)

TREATED-WOOD FLOORS (ON GROUND) (504)

- N/A Base course: 4" thick with maximum 3/4" gravel or 1/2" crushed stone
- Moisture barrier: placed over base course
- Construction

CONCRETE FLOORS ON GROUND (505)

- 4" Thickness: 3 1/2" minimum; Concrete strength = 2500 psi minimum
- Support: prepared subgrade; maximum earth fill = 8"; maximum sand or gravel fill = 24"
- Base course: 4" graded with 2" maximum aggregate
- Vapor barrier

METAL (506)

- Materials

WALL CONSTRUCTION (Chapter 6)

GENERAL ~~(604)~~

- Design
- Load requirements (301)

WOOD CONSTRUCTION (602)

- Grade; E = _____ F_b = _____
- Construction (Figures 602.3a & 602.3b)

2x6 Stud grade _____ spacing (Table 602.3d — see page 8)

- 1 1/2" CDX Exterior walls
- 2x4 Interior bearing walls
- Interior nonbearing walls: 2" x 3" at 24" o.c. or 2" x 4" flat at 16" o.c.

See Drilling and notching — studs

- note Drilling and notching — top plate
- Headers (Tables 602.6 & 602.6.2)
- Firestopping

WOOD CONSTRUCTION (cont'd.)

- OK Cripple walls
- Wall bracing (Table 602.9)

METAL CONSTRUCTION (603)

- N/A Materials

MASONRY CONSTRUCTION (604 through 607)

- N/A General design
- N/A Types of masonry
- Construction requirements

WINDOWS & DOORS (608 & 609)

- OK Certification

SHEATHING (610 & 611)

- 1/2" CDX Plywood and wood structural panels (610)
- Particleboard (611)