

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

| | | | | | | | |
|--|--|---|--|---|--|---|--|
| Location of Construction: 108 Huntington Ave (110-114) <i>LOT 11-2</i> | | Owner: KTO Builders | | Phone: 692 70597 | | Permit No: 99033 1 | |
| Owner Address: 13 Varney Mill Rd #indian, ME 04062 | | Lessee/Buyer's Name: | | Phone: | | Business Name: Tony V @ KTO 292-7812 232-0952 | |
| Contractor Name: SAA | | Address: | | Phone: | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 14 1999 CITY OF PORTLAND </div> Zone: <i>23</i> CBL: 410-G-001 | |
| Past Use: Vacant Land | | Proposed Use: Single Family Dwelling | | COST OF WORK: \$ 65,000.00 | | | |
| Proposed Project Description: Construct Single Family Dwelling W/Garage | | Signature: | | FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group <i>A3</i> Type: <i>5B</i> <i>BOCA 96</i> <i>Helfa</i> | |
| | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | Signature: _____ Date: _____ | |
| Permit Taken By: <i>SP</i> | | Date Applied For: 30 March 1999 | | | | | |

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..

PERMIT ISSUED
WITH REQUIREMENTS

CERTIFICATION

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

| | | | | |
|---|--|----------|------------------------|--------|
| SIGNATURE OF APPLICANT | | ADDRESS: | DATE: 31 March 1999 | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | | | PHONE: |

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

3

COMMENTS

7/22/99 Foundation & Sillbuds done by Lawrence Eng, Mr Joel Sherwood
will need confirmation from Lawrence.

7/22/99 - TM & TN did framing w/ K.C. & Joel Sherwood present
issues ① Stairs ganged to cellar won't meet code

There will be a 2nd set going in from home to cellar approach

② LTR corner 1st - Wiring pass through hole not

protected w/ nail plate ③

③ Chimney not on yet - Deal w/ wall B. & flashing in chimney ④

④ No plumbing yet

7/28/99 1. Stairs OK as per M. Nugent with the understanding that future homes will

Require compliance on all sets

2. Nail plates on

3 Chimney in, flashing OK

4. No plumbing yet JR

7/27/00 Final OK for Teap Co

8/2/01 OK for Perm Co ⑤

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 110 Huntington Ave. CBL# 410-G-001

Issued to KTO Builders

Date of Issue Feb. 27, 2001

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. 990331, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R3
Type 5B, BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued 7/28/90

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 110 Huntington Ave CBL# 410-G-001

Issued to KTO Builders

Date of Issue July 28, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990331, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R3
Type 5B, BOCA 96

Limiting Conditions:

Temporary until 8/18/2000 per DRC. (See Attached Memo)

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



Norway Savings Bank

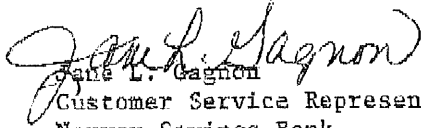
Incorporated 1866 • Member FDIC

July 28, 2000

City of Portland
Portland, ME.
Attn: David Cadell

Please be advised that K.T.O. Builders Inc., has in escrow ten thousand dollars(10,000.00) With the City of Portland. Escrow money will be used to cover the 268 Granite curb along the left side of Huntington Ave. in Portland, ME.

The account number is 0160045690.


Jane L. Gagnon
Customer Service Representative
Norway Savings Bank
Windham, ME 04062



FAX COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

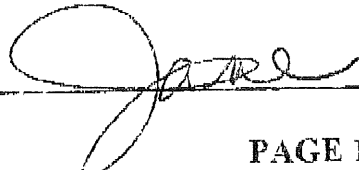
NAME: TONY VANCE - CLOSING

COMPANY: _____

DATE: _____

COMMENTS: _____

Re K.T.O. Builders Inc.
City of Portland

FROM: 
PAGE 1 OF 2

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by the telephone (207-892-3339) and return the original message to us at 10 Franklin Dr., Windham, ME. 04062 via the U.S. Postal Service. Thank you.



Fax

To: CITY of Portland From: K.T.O. Bldrs, Inc
FAX: 874-8716 Pages: 2 Incl. Cover
Phone: _____ Date: 7/28/00
Re: Attn: David Cadell CC: _____

- Urgent For Review Please Comment Please Reply Please Recycle

* Comments:

July 28,00

City of Portland
Portland, Me.
Attn: David Cadell

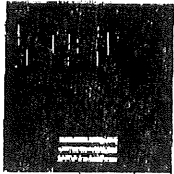
Please be advised that K.T.O. Builders, Inc. will escrow Ten thousand dollars (\$10,000.00)
With the city of Portland. Escrow money will cover the 268 feet of Granite curb along the
Left side of Huntington Ave, in Portland, Me.

Norway Savings Bank in Windham will set up the Escrow Account, and will be faxing letter
As soon as they open.

K.T.O. Builders, Inc.
588 Roosevelt Trail
Windham, Me. 04062



Tony Vance, Pres



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

779 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 979 0396

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

MEMORANDUM

TO: Dave Caddell
Code Enforcement Officer
City of Portland, Maine

Kandi Talbot
Planner
City of Portland, Maine

FROM: Steve Bushey, Acting Development Review Coordinator

DATE: July 27, 2000

RE: Site Visit for House at 110 Huntington Avenue

On July 26, 2000, Chris Earle of our staff visited the site to review the compliance with respect to the conditions of approval.

1. The original conditions required 2 trees to be planted. This has not been completed.
2. It is our understanding that Todd Merkle of the Public Works Dept. will be requesting that only a Temporary Certificate of Occupancy be issued and that the developer place in escrow \$10,000 to complete the curb installation by 8/18/00.

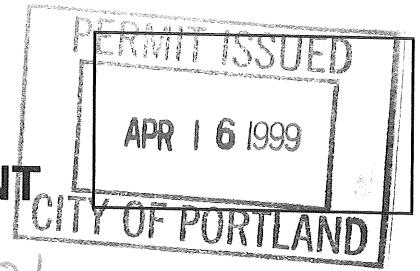
It is our opinion that **the permanent certificate of occupancy should not be issued at this time.** The work listed in #1 above needs to be completed and the escrow account established.



990346

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



410-G-001

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 / CBL 108 Huntington Ave Use of Building Single family Date 4/15/99
Name and address of owner of appliance Rtd Bldgs 13 Varney Rd Windham, Me

Installer's name and address KEL-TON Oil Co
588 ROOSEVELT TRAIL Telephone 899-2020
WINDHAM, ME 04092

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: TRIANCO

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 # MS 30005479
- Solid Fuel # _____
- Oil # _____
- 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 5 feet.

Cost of Work: \$ 2500.00

Permit Fee: \$ 35.00

Approved

Fire: _____
Ele.: _____
Bldg.: #

Approved with Conditions

- See attached letter or requirement

[Signature]
Inspector's Signature

16 APR 1999
Date Approved

Signature of Installer [Signature]

BUILDING PERMIT REPORT

DATE: 12 APRIL 99 ADDRESS: 110-114 Huntington Ave. CBL: 410-6-001
 REASON FOR PERMIT: Single Family with attached garage.
 BUILDING OWNER: KTO Builders
 PERMIT APPLICANT: ↑
 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

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 1/4" 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)

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

19990037

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

3/30/99

Application Date

Huntington Ave (110-114)

Project Name/Description

Huntington Ave

Address of Proposed Site

410-G-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool and/or garage.

Fire Conditions of Approval

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

19990037

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

3/30/99

Application Date

Huntington Ave (110-114)

Project Name/Description

Consultant/Agent

Huntington Ave

Address of Proposed Site

410-G-001

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **attached garage -no decks**

1316 _____ **R-3**

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: **3/30/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

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

Approval Date **4/9/99** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | | | |

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

19990037
I. D. Number

KTO Builders
Applicant
13 Varney Mill Rd, Windham, ME 04062
Applicant's Mailing Address

3/30/99
Application Date
Huntington Ave (110-114)
Project Name/Description

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Huntington Ave
Address of Proposed Site
410-G-001
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) **attached garage -no decks**
1316 **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: **3/30/99**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **4/12/99** Approval Expiration **4/12/00** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jim Wendel** **4/12/99**
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 | _____ | _____ | |
| | date | signature | |

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

Valuation: \$65,000.00 Plan Review # 410/99
 Fee: \$345.00 Date: 12 APRIL 99

Building Location: 110-114 Huntington Ave. CBL: 410-5-001

Building Description: Single Family dwelling / attached garage

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5-B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

| Correction List | | |
|-----------------|--|--------------------------------|
| NO: | Description | Code Section |
| 1. | All site plan's building code requirements must be completed before a certificate can or will be issued. | 111.0 |
| 2. | Foundation drainage | 1013.5.2 |
| 3. | Waterproofing & damp proofing | 1813.0 |
| 4. | Private garages | 402.0 |
| 5. | Chimneys & Vents NFPA 211 | 900.0 Mech - Ch. 12 |
| 6. | Guardrails & Handrails | 1021.0 1022.0 |
| 7. | STAIR CONSTRUCTION | 1014.0 |
| 8. | Sleeping room egress | 1018.6 |
| 9. | Smoke detectors | 920.3.2 |
| 10. | Ventilation - Attic - | 1210.0 |
| 11. | Fastening schedule | Table 2305.2 |
| 12. | Ventilation BOCA mech. 1993 | chapter M-16 |
| 13. | Boards; cutting and notching - | 2305.4.4, 2305.5.1-2305.5.3 |

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.
- ~~X~~ 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)

- ~~SR~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~SR~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~SR~~ Grade
- ~~SR~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ Roof rafters - Design (2305.15) spans
- ~~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)
- _____
- _____
- _____
- _____
- _____

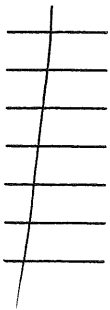
Roof Coverings (Chapter 15)

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

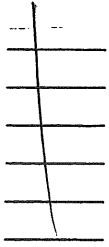
**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**



State Plumbing Code



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)

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

Private Garages (Chapter 4)

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

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
- ~~NA~~ 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)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~X~~ Handrails (1022.2.2.) Ht.
- ~~X~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~X~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

- ~~X~~ Location and interconnection
- ~~X~~ 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>Huntington Ave (110-114)</i> | | | |
| Total Square Footage of Proposed Structure <i>1316</i> | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>410</i> Block# <i>6</i> Lot# <i>1</i> | | Owner: <i>KTO Builders</i> | Telephone#: |
| Lessee/Buyer's Name (If Applicable) | | Owner's/Purchaser/Lessee Address: <i>13 Varney Mill Rd Windham, ME 04062</i> | Cost of Work: <i>\$ 65,000</i> Fee: <i>\$ 345</i> |
| Proposed Project Description:(Please be as specific as possible) <i>Construct a Single Family Dwelling with Garage</i> | | | |
| Contractor's Name, Address & Telephone <i>KTO Builders 13 Varney Mill Rd Windham ME</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
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

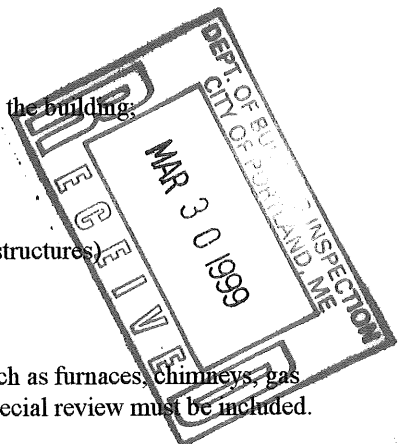
4) Building Plans (Sample Attached)

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

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

Certification

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



| | |
|--|----------------------|
| Signature of applicant: <i>[Signature]</i> | Date: <i>3-29-99</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.

Applicant: KTO Builders
Address: Huntington Ave.

Date: 4/9/99
C-B-L: 410-G-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot - Trapello St ^{26x32}
Proposed Use/Work - Construct 1 family dwelling with attached 2 car garage ^{22x22}

Sevage Disposal - City

Lot Street Frontage - 50' req - 109' shown

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 25' shown

Side Yard - 20' req on side st (ret) - 34' 5" shown
14' req on other side (4F) - 14' shown

Projections - front stairs only - NO Decks

Width of Lot - 75' req - 109' shown

Height - 2 story house
1.5 story garage

Lot Area - 7990.57 ~~sq~~ shown 6,500 ~~sq~~ req

Lot Coverage/ Impervious Surface - 25% of 1997.63 ~~sq~~

Area per Family - 6,500 ~~sq~~

Off-street Parking - 2 spaces req - 2 shown

Loading Bays - N/A

Site Plan - mmo/ mmo

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

26 x 32 = 832 ~~sq~~
22 x 22 = 484 ~~sq~~
1316 ~~sq~~