

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

<b>PERMIT ISSUED</b>	
Permit No: 01-0638 JUN 25 2001	Issue Date: 2 5 2001
CBL: 413 B015001	

Location of Construction: 63 Copley Woods Circle (Lot #15)	Owner Name: Kto Builders Inc	Owner Address: 588 Roosevelt Ter. Windham	Phone: 207-892-2021
Business Name: n/a	Contractor Name: KTO Builders	Contractor Address: 588 Roosevelt Ter. Windham	Phone: 2078927812
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3 PPM

Past Use: Vacant Lot	Proposed Use: Build 26' X 32' New Single Family w/ 24' X 14' Garage. Site Plan # 2001-0132. Call Tony at 892-2021. Structural Design was submitted on 3.5 Disk, w/ Permit.	Permit Fee: \$414.00	Cost of Work: \$65,000.00	CEO District: 2
Proposed Project Description: Build 26' X 32' New Single Family w/ a 24' X 14' Garage.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A-3 Type: 513 Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:		

Permit Taken By: cjh	Date Applied For: 06/01/2001	<b>Zoning Approval</b>
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone - panel 7 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0132 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: [Signature] 6/10/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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**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 provision of the code(s) applicable to such permit.

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

**CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$65,000.00 Plan Review # 674/01

Fee: \$414.00 Date: 6/June/01

Building Location: 63 Capley Wood Circle CBL: 413-B-015

Building Description: Single Family dwelling / attached private garage.

Reviewed By: S. Hoffes

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

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

Correction List		
NO:	Description	Code Section
1.	All Site plan & bldg Code requirements shall be completed before a Certificate of Occupancy can or will be issued	111.0 118.0
2.	Before placing concrete for foundation you shall call this office for a setback inspection	111.0
3.	Foundation drains shall comply with section 1813.5.2	1813.5.2
4.	Foundation anchors shall comply with section 2305.13	2305.13
5.	Water proofing & damp proofing shall comply with section 1813.0	1813.0
6.	Private garages shall comply with section 407.0	407.0
7.	All chimney & vents shall comply with NFPA 211 Chimneys Ch. #5	NFPA 211
8.	Guardrails & handrails shall comply with sections 1021 & 1022.0	1021.0 1022.0
9.	Stair construction shall comply with section 1014.0	1014.0
10.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
11.	Smoke detectors shall comply with Sec. 920.3.2	920.3.2

REV: PSH 4-7-00



**Foundations (Chapter 18)**

**Wood Foundation (1808)**

- NO Design
- NA Installation

**Footings (1807.0)**

- X Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- NA Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Foundation Walls**

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- S2 Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- S2 Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- S1 Crawl space (1210.2) Ventilation
- S9 Crawl opening size (1210.2.1)
- SA Access to crawl and attic space ( 1211.0 )
- \_\_\_\_\_

**Floors (Chapter 16-23)**

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

### Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~SA~~ 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
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~SA~~ Exterior wall covering (Chapter 14)
- ~~SA~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

### Roof-Ceiling Construction (Chapter 23)

- ~~SR~~ Roof rafters - Design (2305.15) spans
- ~~A~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)

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**Roof Coverings (Chapter 15)**

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

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SQ~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

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### 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><del>40</del> 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)

<u>SX</u>	Labeling (2402.1)
	Louvered window or jalousies (2402.5)
	Human impact loads (2405.0)
	Specific hazardous locations (2405.2)
	Sloped glazing and skylights (2404)

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### Private Garages (Chapter 4)

<u>S9</u>	General (407)
	Beneath rooms (407.3)
	Attached to rooms (407.4)
	Door sills (407.5)
	Means of egress (407.8)
	Floor surface (407.9)

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**Egress (Chapter 10)**

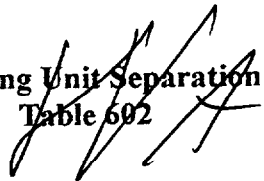
- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 36" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~SA~~ Riser (1014.6) 7 3/4" max.
- ~~SA~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.

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

**Smoke Detectors (920.3.2)**

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

**Dwelling Unit Separation  
Table 602**





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

2001-0132  
Application I. D. Number  
06/01/2001  
Application Date

**Kto Builders Inc**  
Applicant  
**588 Roosevelt Trail, Windham, ME 04062**  
Applicant's Mailing Address  
**Vance, Tony**  
Consultant/Agent  
**Applicant Ph: (207) 892-2021 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**Lot 15 Copley Woods Circle**  
Project Name/Description  
**63 - 63 Copley Woods Circle, Portland, Maine**  
Address of Proposed Site  
**413 B015001**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) w/ 24' X 14' Attached Garage

**2000**  
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 \_\_\_\_\_ Date \_\_\_\_\_

**DRC Approval Status:** Reviewer Jay Reynolds

Approved  **Approved w/Conditions**  
See Attached  Denied

Approval Date 06/22/2001 Approval Expiration 06/22/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jay Reynolds 06/22/2001  
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 Issue	_____		
	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		expiration 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, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2001-0132

Application I. D. Number

06/01/2001

Application Date

Lot 15 Copley Woods Circle

Project Name/Description

Kto Builders Inc

Applicant

588 Roosevelt Trail, Windham, ME 04062

Applicant's Mailing Address

Vance, Tony

Consultant/Agent

Applicant Ph: (207) 892-2021      Agent Fax:

Applicant or Agent Daytime Telephone, Fax

63 - 63 Copley Woods Circle, Portland, Maine

Address of Proposed Site

413 B015001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 There shall be no other building closer than 16 feet to this structure.
- 4 You are showing an 8' x8' deck on the rear of this structure and a rear bulkhead as part of your approved plans.

**Approval Conditions of DRC**

- 1 APPLICANT SHALL REMOVE ASPHALT, CONCRETE, AND ALL CONSTRUCTION DEBRIS FROM EXISTING FILL PILES IF THE FILL IS GOING TO BE USED FOR BACKFILL ON THE LOT.
- 2 APPLICANT SHALL RIP-RAP THE PVC OUTFALL(S) IN THE REAR RIGHT CORNER OF THE LOT.
- 3 APPLICANT SHALL INSTALL HAY BALE(S) IN FRONT OF THE CATCH BASIN IN FRONT OF THE PROPERTY TO PROTECT THE CATCH BASIN FROM MATERIALS ENTERING IT.
- 4 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.
- 5 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 6 Your new street address is now 63 Copley Woods Circle, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator (874-8632) 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.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13 THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING FINISH GRADES CONSISTENT WITH ABUTTING PROPERTIES, AND FOR PROVIDING POSITIVE DRAINAGE.



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

**2001-0132**

Application I. D. Number

**06/01/2001**

Application Date

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- 4 You are showing an 8' x8' deck on the rear of this structure and a rear bulkhead as part of your approved plans.

BUILDING PERMIT REPORT

DATE: 6 June 2001 ADDRESS: 63 Copley Woods Circle CBL: 413-B-015

REASON FOR PERMIT: To Construct a 26'x32' attached 14x24 private garage

BUILDING OWNER: KTO Builders Inc.

PERMIT APPLICANT: \_\_\_\_\_ / CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 65,000.00 PERMIT FEES: 414.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

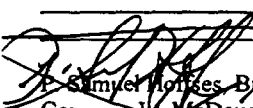
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*8 \*9 \*11 \*13 \*16 \*20 #32, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36

- \*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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- \*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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \*16. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

b/c

- X20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- X27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X29. All requirements must be met before a final Certificate of Occupancy is issued.
- X30. 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).
- X31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached site development review sheets shall be met.*
- X33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *shall be met.*
- X34. Bridging shall comply with Section 2305.16.
- X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
 Samuel Hodges, Building Inspector  
 Cc: L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

Applicant: KTO Bldgs

Date: 6/18/01

Address: 63 Copley Woods Circle C-B-L: 413-~~B~~-015  
(6t #15)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD

Interior or corner lot - (no exterior subdivision lines) AS PART OF THIS PROPERTY with 8'x8' rear deck

Proposed Use/Work - construct New Single Family dwelling with garage 26x32 14x24

Sewage Disposal - City

Lot Street Frontage - 1 min. setback from external subdivision property lines: 25' req - NOT A butly the external sub. line

Front Yard -

Rear Yard - 2 min. distance between detached PRUD dwelling units - 16' req - NONE show that close  
CEO be sure to check

Side Yard -

Projections - 3 Recreation Areas shall be at least 25' from dwelling uses - 25' + shown  
front porch - 8'x8' rear back head

Width of Lot -

Height - 35' max

Lot Area - 6,500 sq ft

9947 sq ft

Lot Coverage/Impervious Surface - 25% or 2,487 sq ft max

Area per Family - 4,500 sq ft

Off-street Parking - 2 req - 2 shown  
1 in garage 1 in drive

Loading Bays - N/A

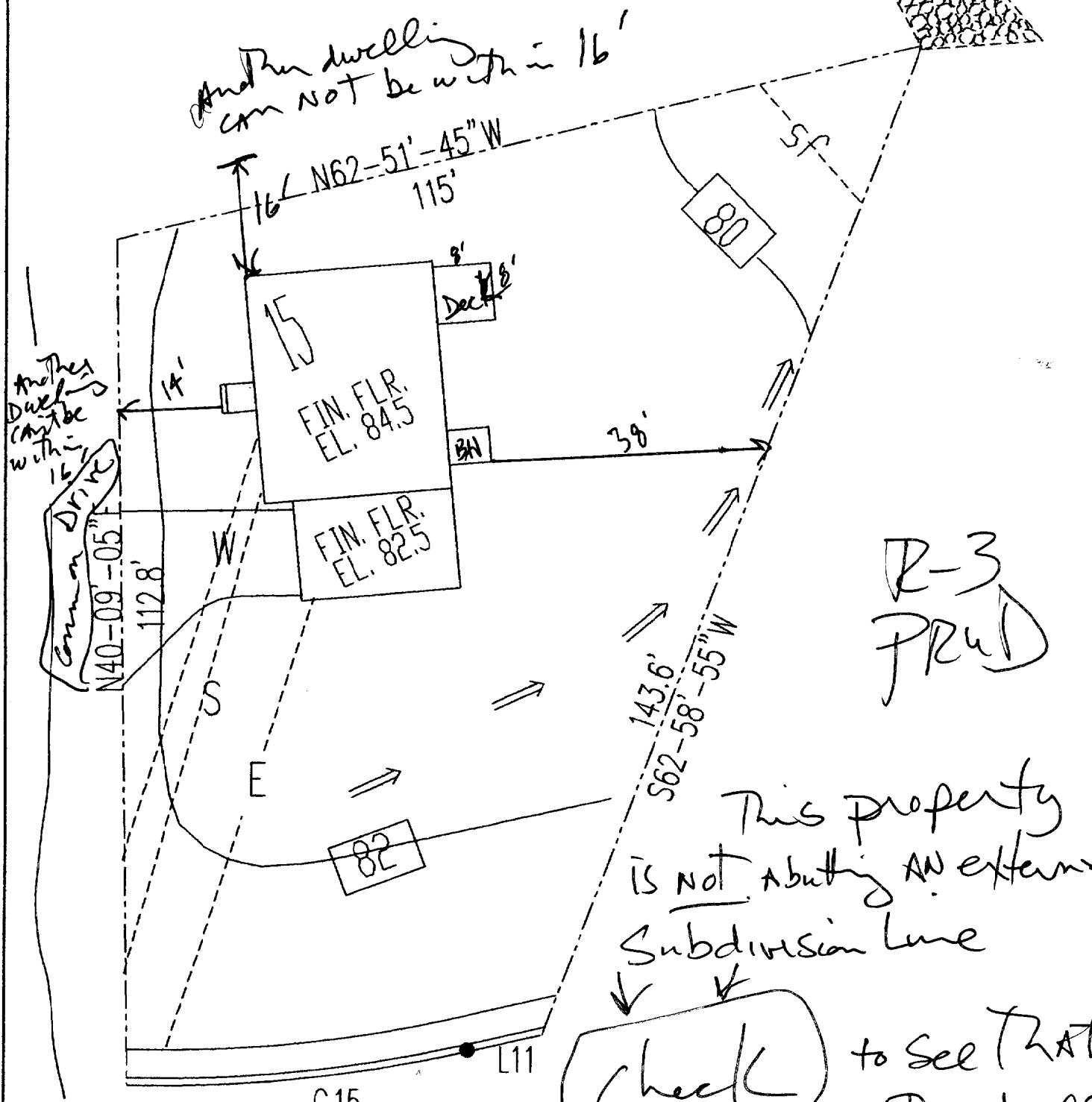
Site Plan - minor/minor # 2001-0132

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel # 7 - Zone X

$$\begin{aligned}
 26 \times 32 &= 832 \\
 14 \times 24 &= 336 \\
 8 \times 8 &= 64
 \end{aligned}$$

1232 sq ft



Another dwelling  
can not be within 16'

Another  
Dwell  
can't be  
within  
16'

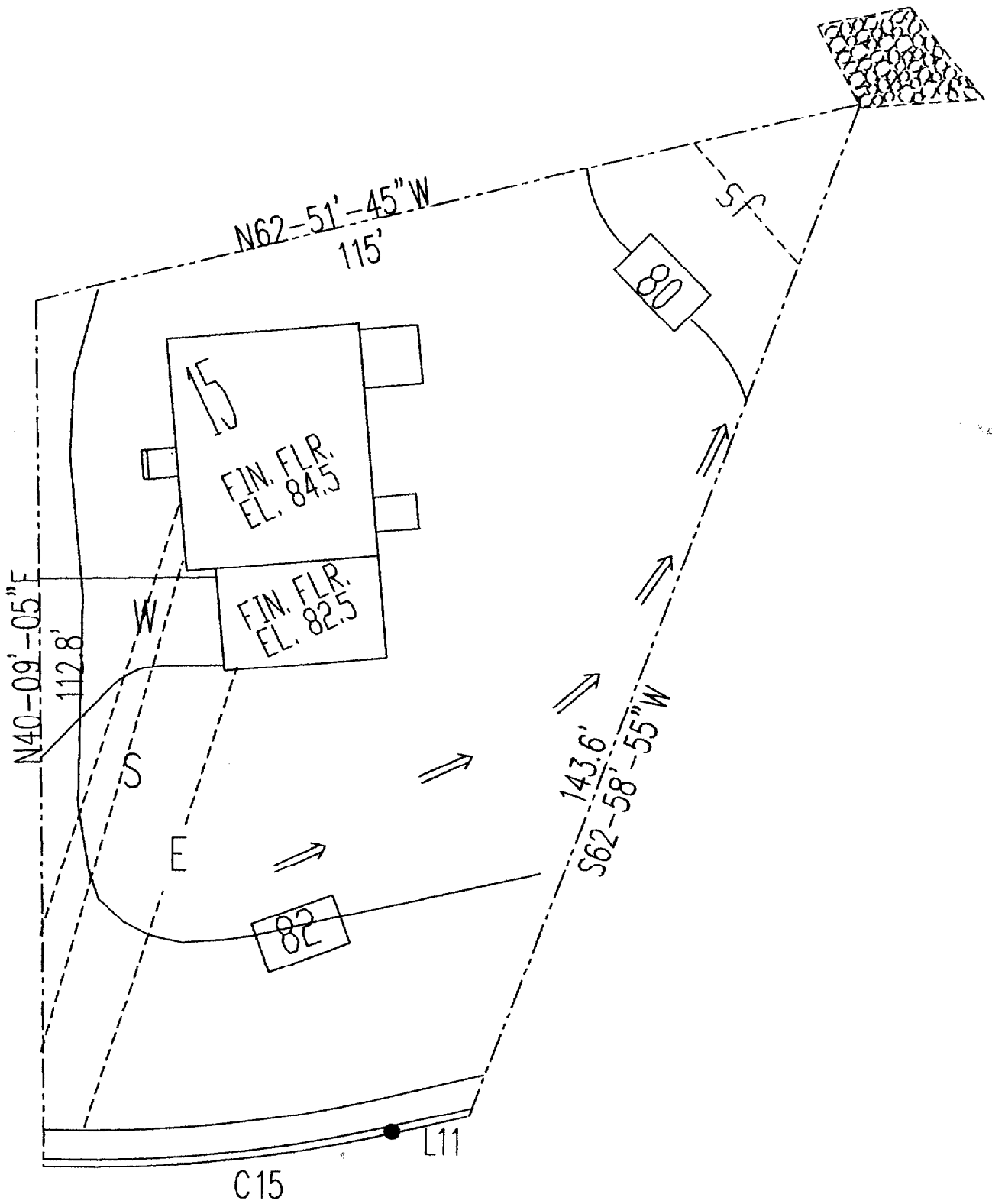
R-3  
PRUD

This property  
is not abutting an external  
Subdivision line

Check to see that  
No other dwellings  
are within 16' of  
This proposed  
Structure

KTO BUILDERS	
PROJECT: COPLEY WOODS	
LOT # 15	DATE 5/31/01
SCALE 1"=20'	CBL 4 13 B 15





KTO BUILDERS	
PROJECT : COPLEY WOODS	
LOT # 15	DATE 5/31/01
SCALE 1"=20'	CBL 4 13 B 15

01-0636

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

2001-0132

# All Purpose Building Permit Application

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

Location/Address of Construction: 63 Copley Woods Circle Lot 15

Total Square Footage of Proposed Structure <u>2,000</u>	Square Footage of Lot <u>9,947</u>
------------------------------------------------------------	---------------------------------------

Tax Assessor's Chart, Block & Lot Number  Chart# <u>413</u> Block# <u>B</u> Lot# <u>15</u>	Owner: <u>KTO Builders</u>	Telephone#: <u>892-2021</u>
--------------------------------------------------------------------------------------------------	----------------------------	-----------------------------

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>588 Roosevelt Trail Windham, ME 04062</u>	Cost Of Work: <u>\$65000</u> Fee: <u>414-</u>
-------------------------------------	---------------------------------------------------------------------------------------	-----------------------------------------------

Current use: VACANT LAND + 300 sq ft

If the location is currently vacant, what was prior use: Vacant Lot

Approximately how long has it been vacant:

Proposed use: Single Family Dwelling.. 24x32 SF w/ 24x14 garage

Project description: Construct House

Contractor's Name, Address & Telephone: KTO Builders  
588 Roosevelt Trail  
Windham, ME 04062 892-2021

Applicants Name, Address & Telephone: \_\_\_\_\_

Who should we contact when the permit is ready: Tory Vance  
Telephone: 892-2021

If you would like the permit mailed, what mailing address should we use:

Plans submitted on disk

Rec'd By: 6/1/01  
80

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

**PLOT PLAN INCLUDES THE FOLLOWING:**

- 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

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- 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 damp proofing
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

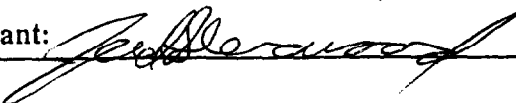
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**Certification**

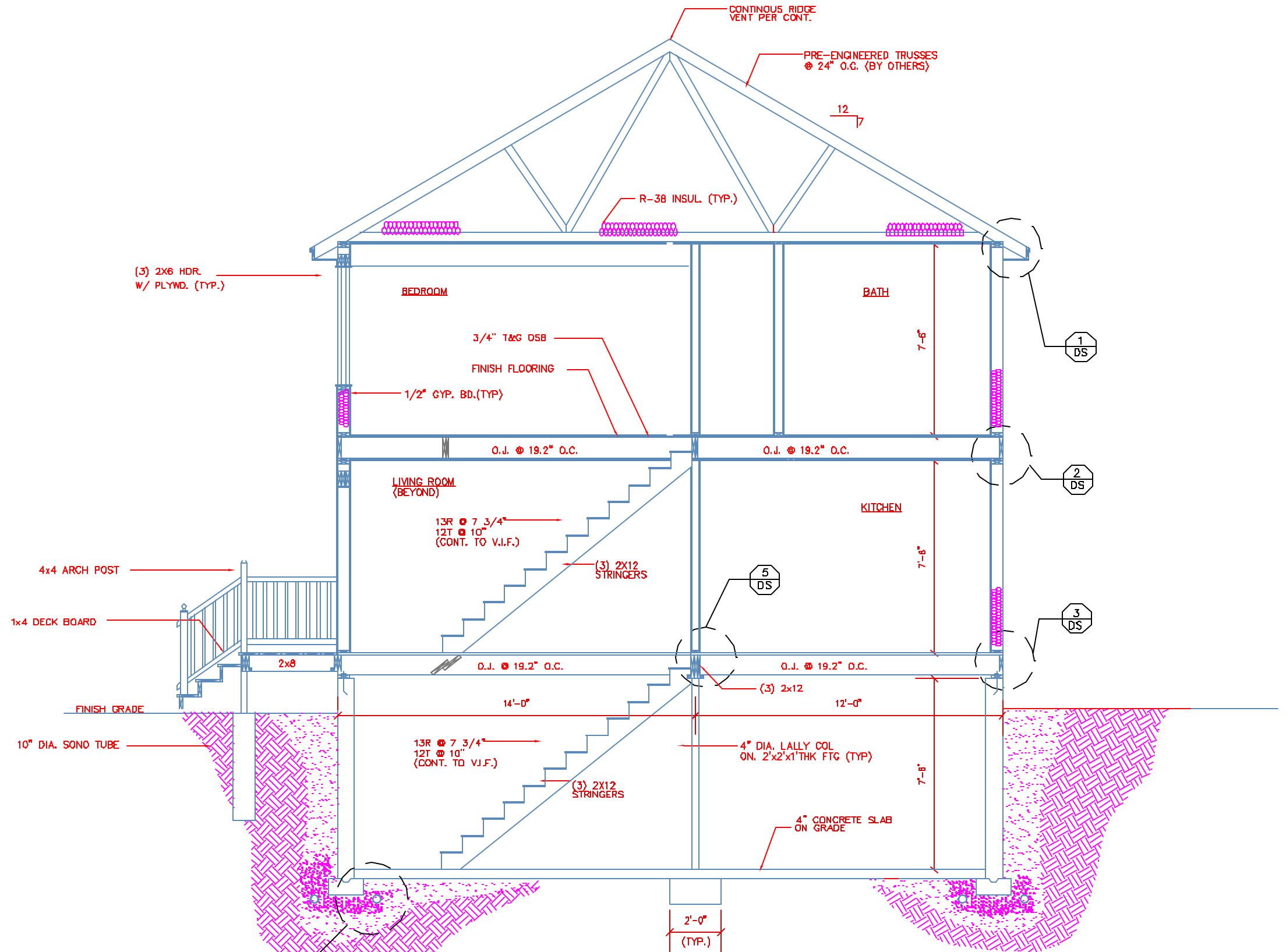
*I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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:



Date:

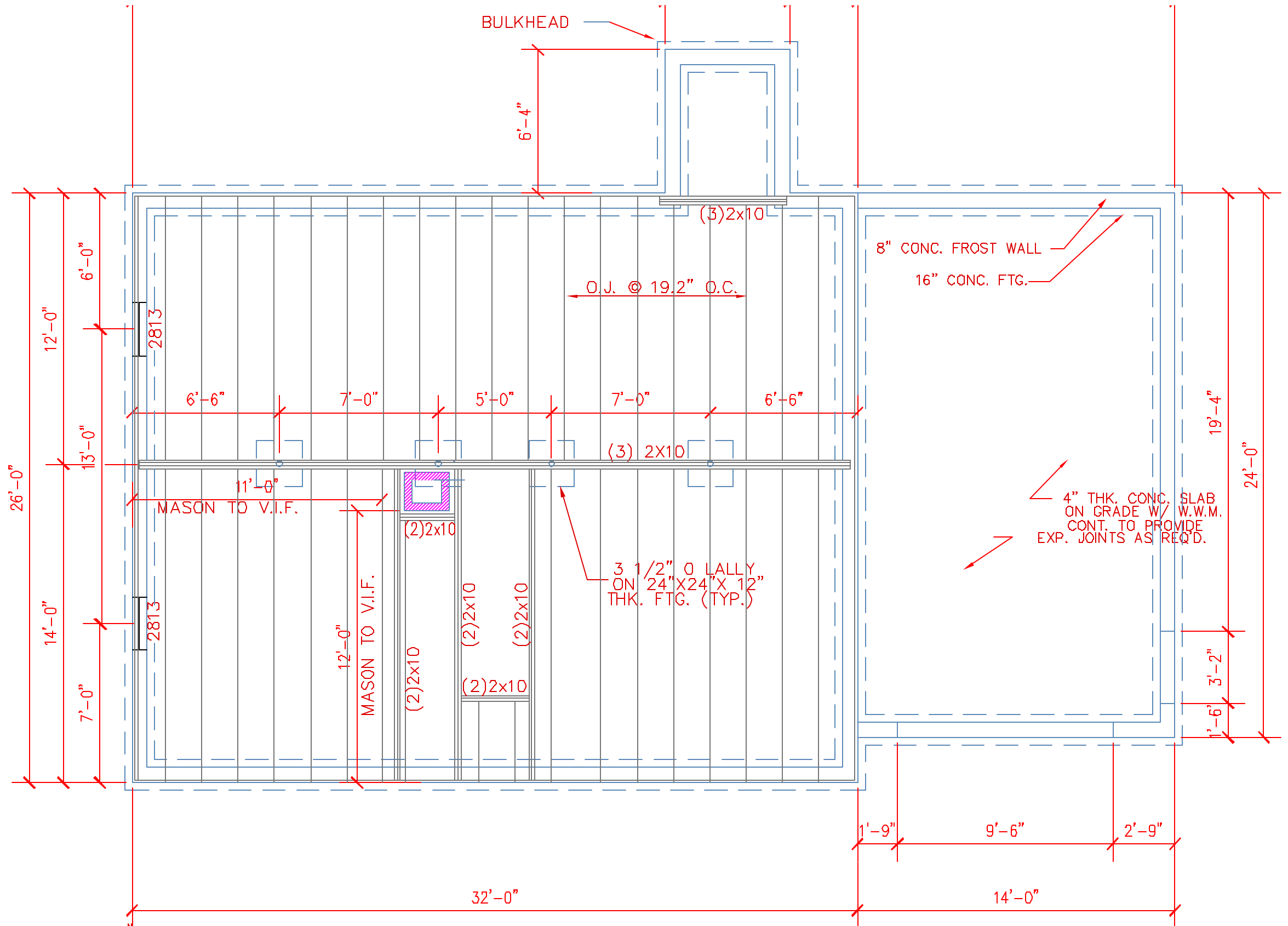
6-1-01



**A** SECTION A  
 A3 SCALE: 1/2"=1'-0"





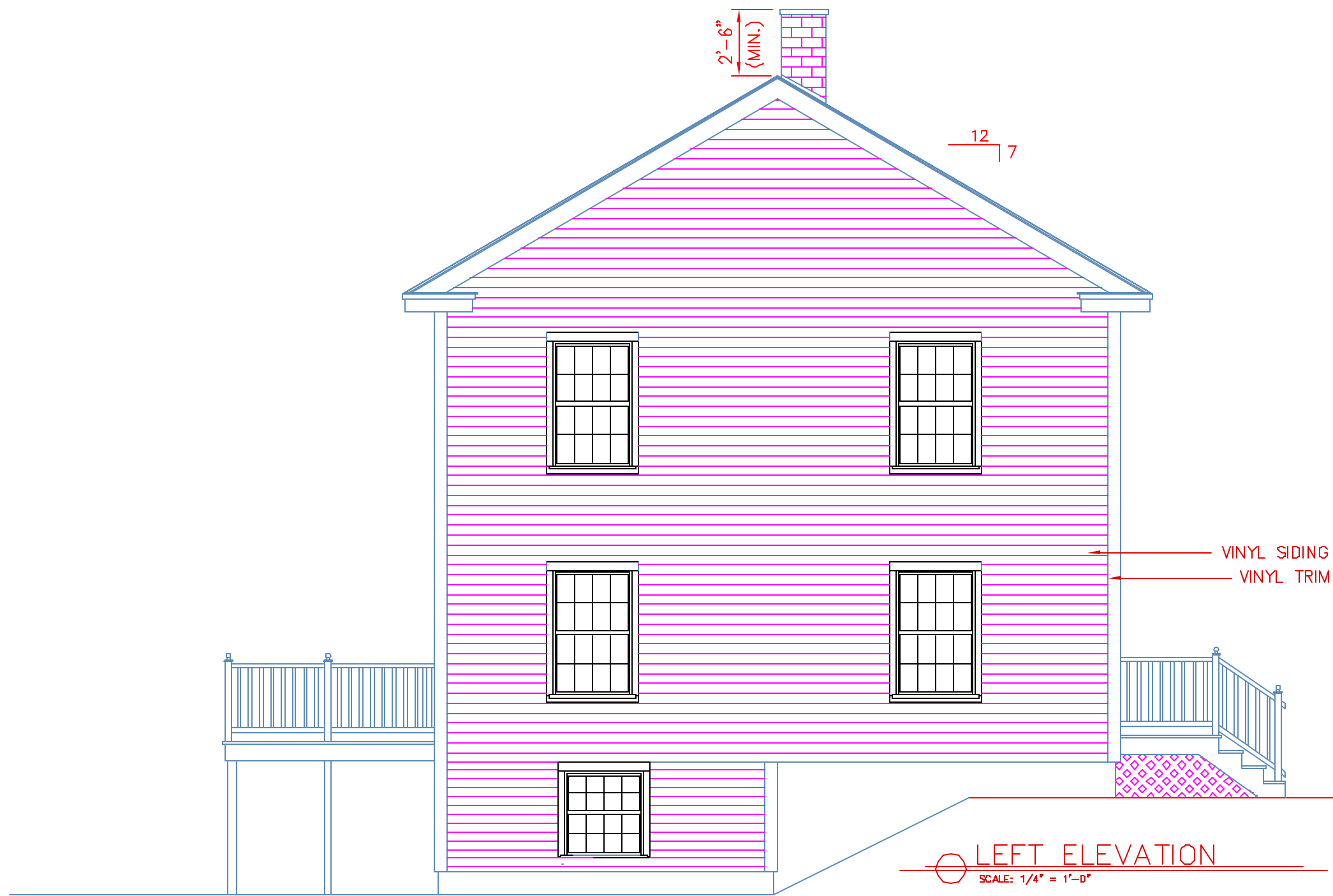


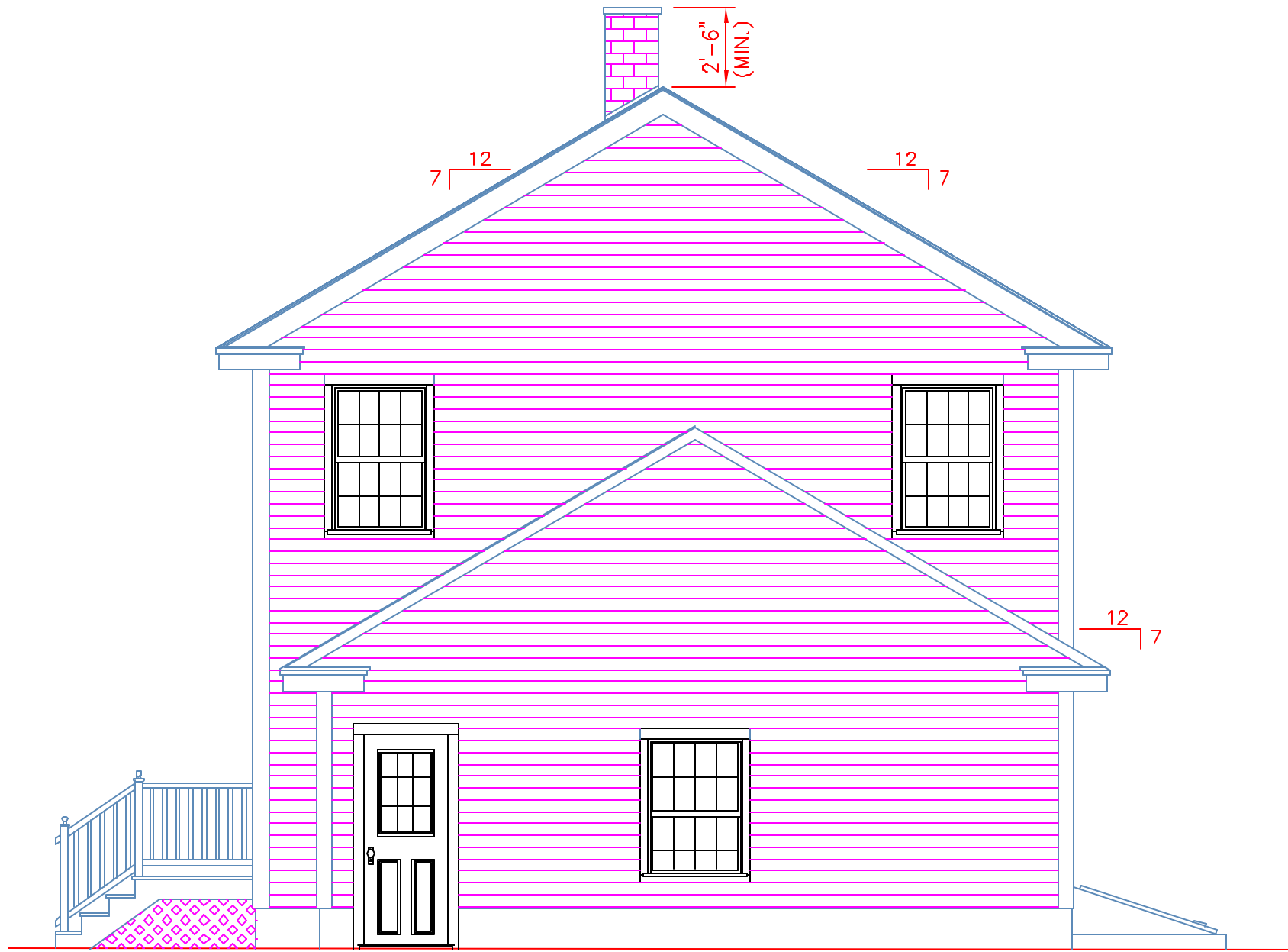
FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"







 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"