

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

Location of Construction: 115 Huntington Ave Lot 2		Owner: KTO Builders	Phone: 759-3813 0892-7813	Permit No.: 990047
Owner Address: 13 Varney Mill Rd Windham ME 04062		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: SBA		Address:		Phone: 759-892-7813
Past Use: Vacant	Proposed Use: 1-Fam	COST OF WORK: \$ 60,000	PERMIT FEE: \$ 320	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JAN 20 1999 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 96 Signature: <i>[Signature]</i>	
Proposed Project Description: Construct 1-fam dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		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: SP		Date Applied For: 1/13/98		

- 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..

*892 2024
office
Pose Joel 759-3812
Tony 759-3813*

FAX 892-2058

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

January 14, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

- 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 1077M

COMMENTS

2/3/99 Foundation inspection - Drain Tile, Damproofing, cover in fabric - Joel stated a surveyor set pins, footings, & he'd forward a copy of survey to our office - OK to backfill.

3/3/99 5 risers 1st to 2nd 1st Rise = 7 1/8, 2nd Rise etc, 3rd 7 7/8, 4th 7 7/8 5th 7 3/4
 6th 7 3/4, 7th 7 13/16 8th 7 7/8 9th 7 9/16 TM MEASURE / KC RECORD
 Cellar - OK w/ vert perm Columns Not in yet (P)

2nd Bedrooms
 3/3/99 Tel/ron w/ Tony Vance @ 3pm Clarified Risers - 3/16" ^{VARIATION} Allowed
 Rise to Rise: VARIATION OVER FULL STAIR RUN CANNOT EXCEED 3/8" (P)

3/4/99 Faxed Copy of BOCA 96 Sec 1014.6.8 & 1014.6.2 w/ comments TO T. Vance today, Copy to File (P)

3/4/99 - Builder - stated the finish stairs will comply w/ BOCA code & that he understood code.

3/9 - Plumbing - OK - left tags for plumbing & framing

4/30 - Final - need side steps - RECONFIGURE FRONT STEPS, BUILD WALK HEAD STEPS, BOTTOM CELLAR
 Step 1/2" for narrow f. R. [w/ KC.]

5/11/99 all of above corrected / Electrical OK / Plumbing final OK / Temp C of O

OK to release w/ DRC Conditions 5/10/99 (P)

35.5
 22.4
 0

Inspection Record

Type	Date
Foundation: <u>OK</u>	<u>2/3/99</u>
Framing: <u>3/3 + 3/4 - see above note on stairs</u>	<u>3/4/99</u>
Plumbing: <u>OK</u>	<u>3/9/99</u>
Final: <u>12/22 DRC Released OK Per Code (P)</u>	<u>12/22/00</u>
Other: _____	_____

To: David Kadell

413-B-2

From : Tony Vance, KTO Builders

Re: Extension of Temporary OC

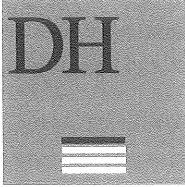
David,

KTO Builders is requesting an extension on the temporary OC permit for Copley Woods Lot # 2 115 Huntington Ave. We would like to get an extension until July 29, 2000 at which time the property can be inspected for a final permit.

Respectfully



Tony Vance
President KTO Builders Inc.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

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

MEMORANDUM

#2 DC

413 B 002

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

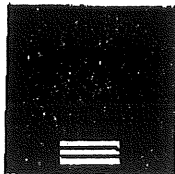
DATE: December 13, 2000

RE: Certificate of Occupancy – 115 Huntington

On December 13, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.

DC



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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MEMORANDUM

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

Kandi Talbot
Planner
City of Portland, Maine

FROM: Gordon Smith, Director of Construction Services

DATE: June 14, 2000

RE: Site Visit for House at 115 Huntington Avenue

On June 12, 2000, I visited the site to review the compliance with respect to the conditions of approval dated January 19, 1999, as well as the memorandum dated April 22, 1999.

1. The lawn area appears to be poorly graded and the loam contains many larger stones. The lawn area must be shimmed after the stones have been removed. This is especially evident on the front of the house as well as the right side of the house.
2. The original conditions required 2 trees to be planted. This has not been completed.
3. The transformer pad must be backfilled, and the meter for the street lights must be removed once CMP changes to a meter on the lights.
4. According to the drawing that I have, lot 2, #115 Huntington is part of the Copley Woods prud.
5. The developer will be required to maintain a slight swale while grading lot 3 of Copley Woods Circle. We will require that lot 3 not drain onto lot 2 (115 Huntington).

It is our opinion that the permanent certificate of occupancy should not be issued at this time. The work listed above was to be completed by May 28, 1999.

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

June 28, 2000

Tony Vance
KTO Builders
588 Roosevelt Trail
Windham, Maine 04062

Re: 115 Huntington Ave
CBL: 413-B-002

Dear Mr. Vance,

An evaluation of the property at 115 Huntington Ave on June 12, 2000 revealed that the structure fails to comply with the following sections of the Code of the City of Portland.


721.6.4 (Boca 99) vertical openings around chimney is not property fireblocked.

This is a notice of violation pursuant to Sec. 116.2 of the code. All referenced violations shall be corrected no later than July 5, 2000. A re-inspection of the premises will occur on July 6, 2000 at which time compliance will be required.

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 Sec. 1-15 of the Code and in Title 30A MRSA ss 4452.

This constitutes an appealable decision pursuant to Sec. 121 of the code. Please feel free to contact me at 874-8708 if you wish to discuss this matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulation to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely,

David Caddell
Code Enforcement Officer
Dc/dc

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

June 5, 2000

Tony Vance
KTO Builders
588 Roosevelt Trail
Windham, Maine 04062

Re: 115 Huntington Ave
CBL: 413-B-002

Dear Mr. Vance,

An evaluation of the property at 115 Huntington Ave on May 25, 2000 at 9 a.m. revealed that the structure fails to comply with the following sections of the Code of the City of Portland.

- 118.2 (Boca 99) Failure to obtain a permanent certificate of occupancy within the specified time period.
- 721.6.4 (Boca 99) vertical openings around chimney is not property fireblocked.
- 115.1 (Boca 99) bilco bulkhead cover is not installed according manufactures specifications.

This is a notice of violation pursuant to Sec. 116.2 of the code. All referenced violations shall be corrected no later than June 9, 2000 as per our conversation of May 25, 2000 shall. A re-inspection of the premises will occur on June 9, 2000 at which time compliance will be required.

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 Sec. 1-15 of the Code and in Title 30A MRSA ss 4452.

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Sincerely,


Kevin Carroll

Code Enforcement Officer

115 Huntington Av

413-B-2

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 5 day of June, 2000, I made service of the Violation Notice
Re 115 Huntington Av
upon, Tony Vance, at Lot 3 Copley Woods

- By delivering a copy in hand.
- 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 _____.
- By (describe other manner of service) _____.


DATED: 6/5/00

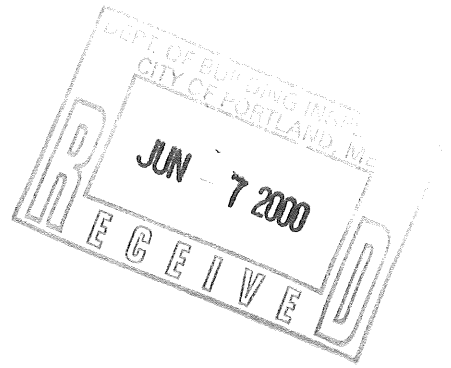
[Signature]
Signature of Person Making Service
Code Enf. Officer
Title

I have received the above referenced documents

[Signature]
Person Receiving Service

Refused to sign

To: Tony Vance, K.T.O. Builders
CC: Kevin Carroll, Code Enforcement Officer ✓
Michael Nugent, Inspection Services Manager
From: Richard J. Napolitano 
Date: 6/6/00
Re: May 25th Inspection of 115 Huntington Avenue by City of Portland



I am in receipt of the letter of June 5, 2000 directed to you from the City of Portland's Code Enforcement Officer, Kevin Carroll, which advises you of the evaluation of the property at 115 Huntington Avenue on May 25, 2000 which revealed that the structure fails to comply with the following sections of the Code of the City of Portland:

- 118.2(Boca 99) Failure to obtain a permanent certificate of occupancy within a specified time.
- 721.6.4(Boca 99) Vertical openings around chimney are not properly fire-blocked.
- 115.1(Boca 99) Bilco bulkhead cover is not installed according to manufacturer's specifications.

The referenced violations shall be corrected no later than June 9, 2000, at which time a re-inspection will take place.

This is to advise that I am ready, willing, and able to meet with either you and/or your representative to learn of your resolution to these matters.

As you know, I can be reached at either 207-878-7974 or 207-885-0840 and in the event that I am not present to respond to your call immediately, I have voice mail available at both numbers and am in constant communication with my mailboxes.

I look forward to hearing from you and/or your representative so that the referenced violations may be corrected in order that you may comply with the Code of the City of Portland.

To: Rick Knowland

From: Kevin Caswell

Date: 6/5/00

Subj: 115 Huntington (413-B-002)

Rick

Would you please contact

DICK NAPOLITANO

@ 885-0840

Regarding the Above Location at


Coply Woods -

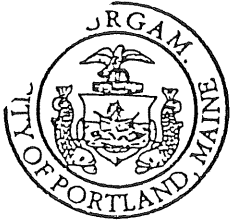
He has questions regarding PRUD's
etc. -

He will also ask about landscaping,
drainage etc - I have already contacted
Gordon Smith and requested that
he also contact Mr Napolitano

Thanks,

Kevin

P.S. Please let me know what
traspire stands 



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

Post-it® Fax Note	7671	Date	6/7/00	# of pages	1
To	Gordon Smith		From	K. Carroll	
Co./Dept.	DELUCA/HOT		Co.	City of Port	
Phone.#	775-1121		Phone #	874-8708	
Fax #	879-0896		Fax #	874-8716	

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: April 22, 1999

RE: Request for Certificate of Occupancy
 115 Huntington Ave (lot 2, Copley Woods Circle)

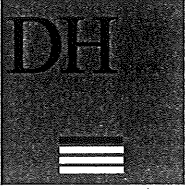
On April 22, 1999, the site was reviewed for compliance with the conditions of approval dated January 19, 1999.

My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by May 28, 1999.
- ~~X~~ ~~There is currently no number on the house.~~ Done 5/10/99 *PC*
3. Final grading is needed to alleviate low spots around the basement bulkhead and certain points around the house. This includes the vicinity of the front porch, which currently appears to drain toward the foundation; as well as the lot to east which, although not under construction, appears to flow toward the foundation as well.
4. There is no evidence of a driveway.
5. Drainage from the turnaround toward the road, across the front of the property, appears to flow to the street.

It is my opinion that when item #2 above is completed, a temporary certificate of occupancy could be issued, assuming that code enforcement has no outstanding issues.

*6/7/00
 Gordon
 On site Meeting is
 @ 10 AM Monday
 6/12/00
 1 hour
 KW*



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

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MEMORANDUM

#2 DC

413 B 002

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: December 13, 2000

RE: Certificate of Occupancy – 115 Huntington

On December 13, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.

DC

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

June 5, 2000

Tony Vance
KTO Builders
588 Roosevelt Trail
Windham, Maine 04062

Re: 115 Huntington Ave
CBL: 413-B-002

Dear Mr. Vance,

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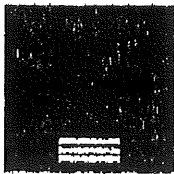
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Sincerely,


Kevin Carroll

Code Enforcement Officer



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

775 MAIN STREET
SUITE 5
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

413-B-002

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- CONSTRUCTION ADMINISTRATION

MEMORANDUM

Area 2

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

Kandi Talbot
Planner
City of Portland, Maine

FROM: Gordon Smith, Director of Construction Services

DATE: June 14, 2000

RE: Site Visit for House at 115 Huntington Avenue

On June 12, 2000, I visited the site to review the compliance with respect to the conditions of approval dated January 19, 1999, as well as the memorandum dated April 22, 1999.

1. The lawn area appears to be poorly graded and the loam contains many larger stones. The lawn area must be shimmed after the stones have been removed. This is especially evident on the front of the house as well as the right side of the house.
2. The original conditions required 2 trees to be planted. This has not been completed.
3. The transformer pad must be backfilled, and the meter for the street lights must be removed once CMP changes to a meter on the lights.
4. According to the drawing that I have, lot 2, #115 Huntington is part of the Copley Woods prod.
5. The developer will be required to maintain a slight swale while grading lot 3 of Copley Woods Circle. We will require that lot 3 not drain onto lot 2 (115 Huntington).

It is our opinion that the permanent certificate of occupancy should not be issued at this time. The work listed above was to be completed by May 28, 1999.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 115 HUNTINGTON AVE CBL#413-B-002

Issued to ANDREA M NAPOLITANO

Date of Issue 12/22/00

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. 990047, 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, BOCA96

Limiting Conditions:

This certificate supersedes
certificate issued 8/28/00

Approved:

12/22/00 *David MacCallum*

(Date)

Inspector

David MacCallum

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 115 Huntinton Ave. CBL: 413-B-002

Date of Issue June 28, 2000

Issued to KTO Builders

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. 990047, 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 Expires 6/7/29/00 per DRC

This certificate supersedes
certificate issued 5/11/99

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.

Andrea M. Diapolitano
115 Huntington Ave
04103

6/5/00

Called Gordon

Requested that he contact
Rich. Napolitano

Re: 115 Hentyston Ave
Federal Site Inspection
Regarding the well P

6/7/00 Called Gordon Smith
Ing. about above
He hasn't called
will go to do P

7:50 AM Thurs
6/8/00

Rich Knowland
Called Dick NAPolitano

Twice -
Left msg 1st time
Machine wouldn't take
2nd msg



CITY OF PORTLAND
Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 3/4/99

To: TONY VANCE - KTO BUILDERS

Fax #: 892 - 2058

Re: 115 Huntington Av

From: Kevin Carrice

Phone#: 874-8708

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

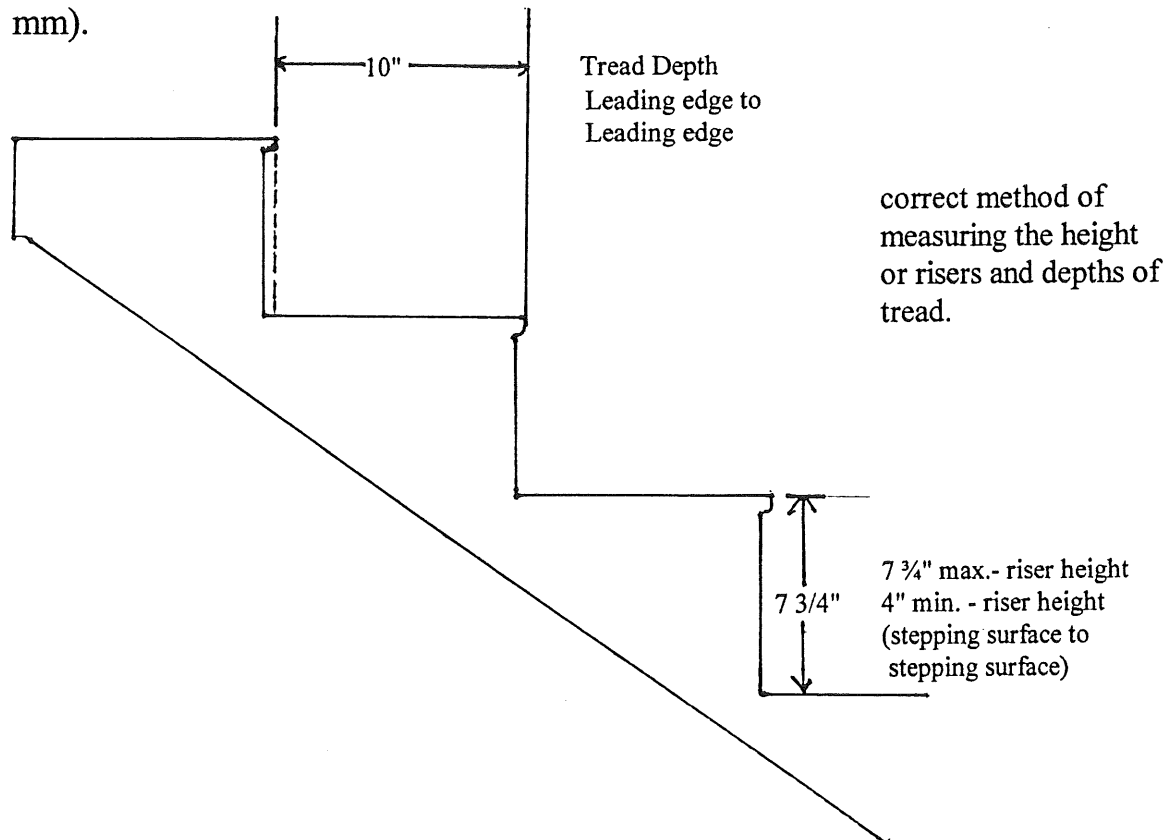
TREAD/RISER DIMENSIONS

ONE & TWO FAMILY

BOCA NATIONAL BUILDING CODE/1996

SECTION 1014.6 TREADS & RISERS

EXCEPTION: NO. 8 - In occupancies in use group R-3, within dwelling units in occupancies Use group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 3/4 inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than 3/4 inches but not more than 1 1/4 inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279 mm).





CITY OF PORTLAND
Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 3-4-99

To: KTO Builders / TONY VANCE

Fax #: 892-2058

Re: 115 HUNTINGTON AVE — STAIR CONSTRUCTION

From: KEVIN CARROLL

Phone#: 874-8708

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.
Thank you!

3/4/99

Tony

ENCLOSED IS COPY OF BOCA
96 SEC. 1014.6.8 & 1014.6.2
WHICH WE DISCUSSED ON 3/3
IN REGARD TO 115 HUNTINGTON
DUE (AS WELL AS ANY OTHER
R-3, R-2 OR U USE GROUP
CONSTRUCTION) - PLEASE NOTE
UNDER 1014.6.8 THE MAX.
RISE IS 7 3/4" UNDER
ANY CIRCUMSTANCE.

IN OTHER WORDS. ANY
GIVEN RISE COULD BE
7 3/4" (-) 3/16" BUT NOT
7 3/4" + 3/16" - TOTAL
VARIATION CANNOT
EXCEED 3/8" OVER
TOTAL STAIR RUN

WHEN COMPARING
THE ABOVE STANDARD
TO THE MEASUREMENTS
TAMMY TOOK @ 115 HUNT-
INGTON ON 3/3 IT IS
APPARENT THAT THOSE
STAIRS WILL NOT MEET
THE STANDARD.

Kewin

than the required width of the *stairway*, except that the landing dimension in the direction of egress travel is not required to exceed 4 feet (1219 mm) where the travel from one stair flight to the next stair flight is a straight run.

1014.4 Headroom: The minimum headroom in all parts of a *stairway* shall not be less than 80 inches (2032 mm), or 78 inches (1981 mm) for a spiral *stairway*, measured vertically from the tread nosing or from the floor surface of the landing or *platform*.

1014.5 Vertical rise: A *means of egress stairway* shall not have a height of vertical rise of more than 12 feet (3658 mm) between landings and intermediate *platforms*.

1014.6 Treads and risers: Maximum riser height shall be 7 inches (178 mm) and minimum riser height shall be 4 inches (102 mm). The riser height shall be measured vertically between the leading edges of the adjacent treads. Minimum tread depth shall be 11 inches (279 mm), measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

Exceptions

1. Winders in accordance with Section 1014.6.3.
2. Spiral *stairways* in accordance with Section 1014.6.4.
3. Circular *stairways* in accordance with Section 1014.6.5.
4. *Alternating tread stairways* in accordance with Section 1014.6.6.
5. *Stairways* serving as aisles in assembly seating areas where the *stairway* pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area.
6. Any *stairway* replacing an existing *stairway* within a space where, because of existing construction, the pitch or slope cannot be reduced.
7. Existing *stairways*.
8. In occupancies in Use Group R-3, within *dwelling units* in occupancies in Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 7 3/4 inches (197 mm) and the minimum tread depth shall be 10 inches (254 mm). A nosing not less than 3/4 inches (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
9. *Stairways* in penal facilities serving guard towers, observation stations and control rooms not more than 250 square feet (23 m³) in area shall be permitted to

the tread below.

Exceptions

1. Solid risers are not required for *stairways* serving *dwelling units* which are not required to be accessible in accordance with Section 1107.4.2, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4 inches (102 mm).
2. Solid risers are not required for occupancies in Use Group I-3.
3. Solid risers are not required for *stairways* serving factory or storage occupancies which are not required to be accessible.

→ **1014.6.2 Dimensional uniformity:** There shall not be variation exceeding 3/16 inch (5 mm) in the depth of adjacent treads or in the height of adjacent risers. The tolerance between the largest and smallest riser or between the largest and smallest tread shall not exceed 3/8 inch (10 mm) in any flight of stairs.

Exceptions

1. Where the bottom riser adjoins a sloping *public way*, walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches (76 mm) in every 3 feet (914 mm) of *stairway* width.
2. On *stairways* serving as aisles in assembly seating, where necessitated by changes in the gradient of adjoining seating areas to maintain adequate sightlines, the maximum nonuniformity of riser heights within a flight and the nonuniformity between adjacent risers shall not apply. Where a nonuniformity exceeds 3/16 inch (5 mm) between adjacent risers, the exact location of the nonuniformity shall be indicated with a distinctive marking stripe on each tread at the nosing or leading edge adjacent to the nonuniform risers.

1014.6.3 Winders: Winders shall not be permitted in required *means of egress stairways* except *stairways* serving a single *dwelling unit*. Such winders shall have a tread depth of not less than 10 inches (254 mm) at a point not more than 12 inches (305 mm) from the side where the tread is narrower and the minimum tread depth shall not be less than 6 inches (152 mm). The continuous handrail required by Section 1014.7 shall be located on the side where the tread is narrower.

1014.6.4 Spiral stairways: Spiral *stairways* shall not be used as an element of a *means of egress* except: within a single *dwelling unit*; from a *mezzanine* area not more than 250 square feet (23 m²) in area which serves not more than five occupants; and in penal facilities from a guard tower, obser-



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 115 Huntington Ave. CBL# 413-B-002

Issued to KTO Builders

Date of Issue

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. 990047, 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
No Rear Decks/No Garage
Use Group R-3, Type 5B
Boca 1996

Limiting Conditions:

Temporary Certificate

Expires 5/28/99

Conditions #1,3,4 & 5 as shown on attached memo

This certificate supersedes
certificate issued

Approved:

5/11/99
.....
(Date)

Inspector

.....
Inspector of Buildings

Note: 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.

elect
B5/11/99



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

Post-it® Fax Note	7671	Date	5/11/99	# of pages	1
To	Opel Sherwood		From	Kevin Cancele	
Co./Dept.	KTO Bedo		Co.	City of Portland	
Phone #	892-2058		Phone #	874-8708	
Fax #	892-2058		Fax #	874-8716	

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordina...

DATE: April 22, 1999

RE: Request for Certificate of Occupancy
115 Huntington Ave (lot 2, Copley Woods Circle)

On April 22, 1999, the site was reviewed for compliance with the conditions of approval dated January 19, 1999.

My comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by May 28, 1999.
- ~~2. There is currently no number on the house. Done 5/10/99~~
3. Final grading is needed to alleviate low spots around the basement bulkhead and certain points around the house. This includes the vicinity of the front porch, which currently appears to drain toward the foundation; as well as the lot to east which, although not under construction, appears to flow toward the foundation as well.
4. There is no evidence of a driveway.
5. Drainage from the turnaround toward the road, across the front of the property, appears to flow to the street.

It is my opinion that when item #2 above is completed, a temporary certificate of occupancy could be issued, assuming that code enforcement has no outstanding issues.

Job	Truss	Truss Type	Qty	Ply	
STOKSEAL	726	FINK	100	1	J190861

WOOD STRUCTURES INC., BIDDEFORD, ME 4.0-32 Apr 3 1998 MITek Industries, Inc. Tue Apr 14 10:47:24 1998 Page 1

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 23 1999
RECEIVED

COMMONWEALTH OF MASSACHUSETTS
STEPHEN W. CABLER
CIVIL
No. 31927
REGISTERED
PROFESSIONAL ENGINEER

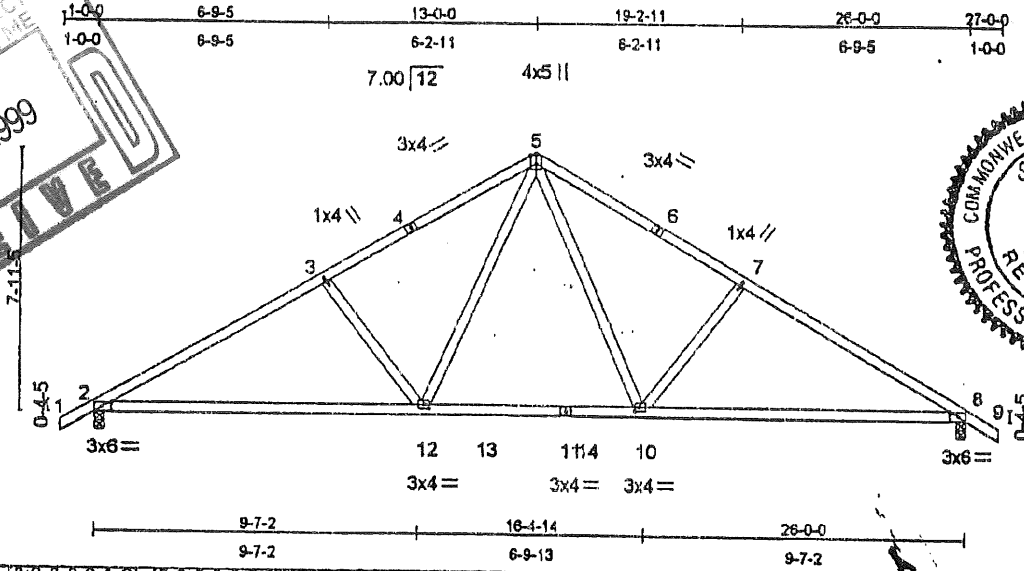


Plate Offsets (X, Y): [2:0-3-3,0-1-8], [5:0-2-0,0-2-12], [8:0-3-3,0-1-8], [10:0-1-8,0-1-8], [12:0-1-8,0-1-8]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 42.0	2-0-0	TC 0.83	(in) (loc) l/defl	M20	169/123
TCDL 7.0	Plates Increase 1.15	BC 0.59	Vert(LL) -0.17 10-12 >899		
BCLL 0.0	Lumber Increase 1.15	WB 0.48	Vert(TL) -0.35 8-10 >881		
BCDL 10.0	Rep Stress Incr NO	(Matrix)	Horz(TL) 0.07 6 n/a		
	Code BOCA/ANSI95		1st LC LL Min l/defl = 240		Weight: 109 lb

LUMBER
 TOP CHORD 2 X 4 SPF No.2 *Except*
 1-4 2 X 4 SYP M 19, 6-9 2 X 4 SYP M 19
 BOT CHORD 2 X 4 SYP M 19
 WEBS 2 X 4 SPF-S Stud

BRACING
 TOP CHORD Sheathed or 3-3-8 on center purlin spacing.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 on center bracing.

REACTIONS (lb/size) 2 = 1690/0-3-8, 8 = 1690/0-3-8

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2 = 48, 2-3 = -2524, 3-4 = -2127, 4-5 = -1964, 5-6 = -1964, 6-7 = -2127, 7-8 = -2524, 8-9 = 48
 BOT CHORD 2-12 = 2038, 12-13 = 1398, 11-13 = 1398, 11-14 = 1398, 10-14 = 1398, 8-10 = 2038
 WEBS 3-12 = -562, 5-12 = 756, 6-10 = 756, 7-10 = -562

NOTES
 1) This truss has been checked for unbalanced loading conditions.
 2) All plates are M20 unless otherwise indicated.
 3) This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 3-6-0 between the bottom chord and any other members.
 4) This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard
 DESIGN LOADING:
 TCLL/TOTAL (PSF)
 42/59 @ 24° oc,
 53/74 @ 19.2° oc,
 63/89 @ 16° oc.

STEPHEN W. CABLER
 No. 4597
 REGISTERED
 PROFESSIONAL ENGINEER

STATE OF VERMONT
 REGISTERED
 PROFESSIONAL ENGINEER
 No. 5292

STATE OF NEW HAMPSHIRE
 REGISTERED
 PROFESSIONAL ENGINEER
 No. 6548

STATE OF NEW YORK
 REGISTERED
 PROFESSIONAL ENGINEER
 No. 063030

STATE OF MAINE
 REGISTERED
 PROFESSIONAL ENGINEER
 No. 4850

STATE OF CONNECTICUT
 REGISTERED
 PROFESSIONAL ENGINEER
 No. 13102

STEPHEN W. CABLER
 No. 4597
 REGISTERED
 PROFESSIONAL ENGINEER

APR 14 1998

REGISTERED PROFESSIONAL ENGINEER
 WARNERS WARNING: Design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.
 installed and loaded vertically. Appropriability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for temporary support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer.



Job	Truss	Truss Type	Qty	Ply	
ST-41845	724	FINK	100	1	

wood structures, biddeford, me 04005-0347

4.0-32 s Apr 3 1998 Mitak Industries, Inc. Fri May 01 14:52:57 1998 Page

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
FEB 23 1999
DEFEW

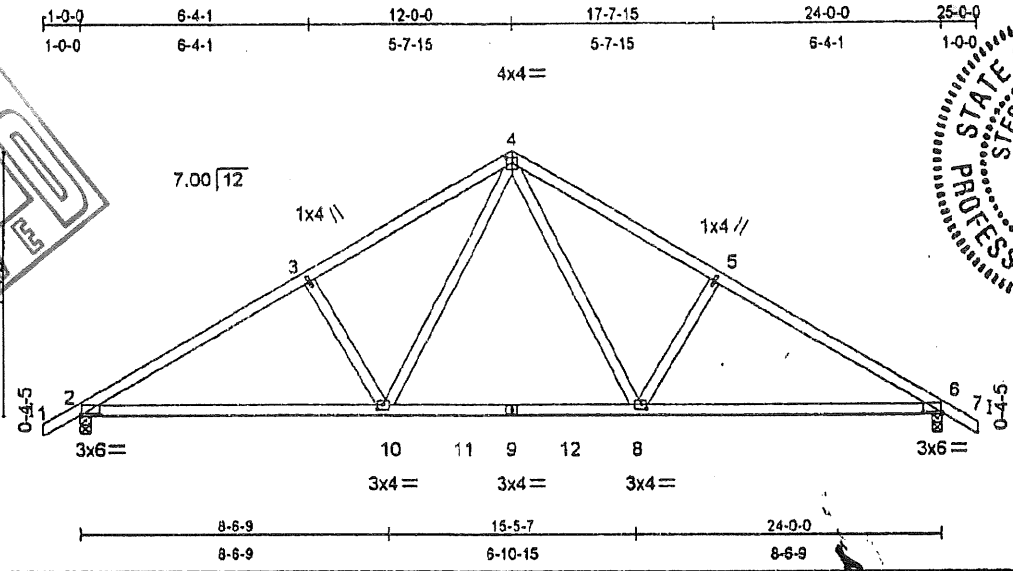
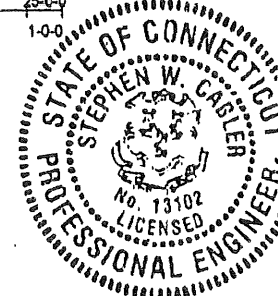


Plate Offsets (X,Y): [2:0-6-8,0-0-6], [4:0-2-0,0-1-12], [6:0-6-8,0-0-6], [8:0-1-12,0-1-8], [10:0-1-12,0-1-8]

LOADING (psf)	SPACING	CSI	DEFL (in)	PLATES	GRIP
TCLL 42.0	2-0-0	TC 0.82	Vert(LL) -0.16 6-8 >999	M20	169/123
TCDL 7.0	Plates Increase 1.15	BC 0.79	Vert(TL) -0.32 6-8 >883		
BCLL 0.0	Lumber Increase 1.15	WB 0.43	Horz(TL) 0.06 6 n/a		
BCDL 10.0	Rep Stress Incr YES		1st LC LL Min l/defl = 240		Weight: 85 lb
	Code BOCA/ANSI95				

LUMBER
 TOP CHORD 2 X 4 SPF No.2
 BOT CHORD 2 X 4 SPF No.2
 WEBS 2 X 4 SPF-S Stud

BRACING
 TOP CHORD Sheathed or 2-8-3 on center purlin spacing.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 on center bracing.

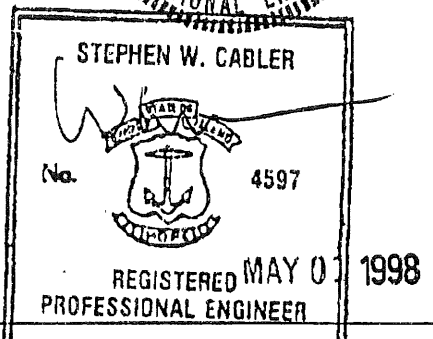
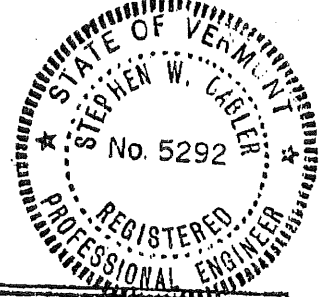
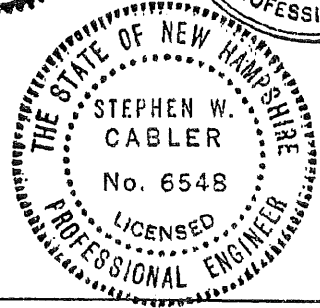
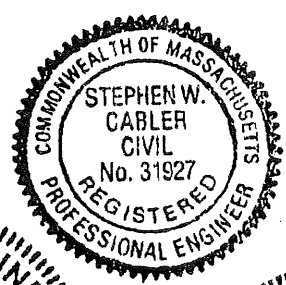
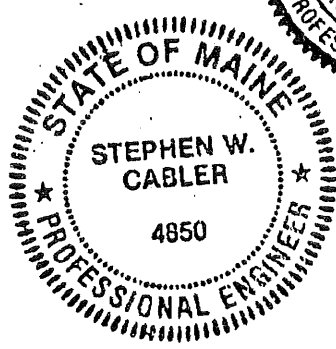
REACTIONS (lb/size) 2 = 1511/0-3-8, 6 = 1511/0-3-8

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2 = 24, 2-3 = -2052, 3-4 = -1754, 4-5 = -1754, 5-6 = -2052, 6-7 = 24
 BOT CHORD 2-10 = 1772, 10-11 = 1202, 9-11 = 1202, 9-12 = 1202, 8-12 = 1202, 6-8 = 1772
 WEBS 3-10 = -511, 4-10 = 686, 4-8 = 686, 5-8 = -511

NOTES
 1) This truss has been checked for unbalanced loading conditions.
 2) All plates are M20 plates unless otherwise indicated.
 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-8, UBC-94.
 4) This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard

DESIGN LOADING:
 TCLL/TOTAL (PSF)
 42/59 @ 24" oc.
 53/74 @ 19.2" oc.
 63/89 @ 16" oc.



WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.
 Design valid for use only with Mitak connectors. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the

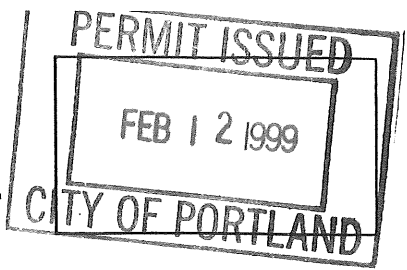




990108

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



413-B-002

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 115 ~~Stunnington~~ ^{Stunnington} Ave Use of Building Res Date 2/11/99
Name and address of owner of appliance Same as below

Installer's name and address Hel-Ton 588 Massachusetts Trail
Windham 04092 Telephone 892-2020

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

COST of WORK:
\$3500.00 fee: \$40.00

Approved

Approved with Conditions

Fire: _____

Ele.: _____

Bldg.: \$ _____

See attached letter or requirement

Signature of Installer Ralph E. Vance

BUILDING PERMIT REPORT

DATE: 18 January 1999 ADDRESS: 115 Huntington Ave. CBL 413-B-002
REASON FOR PERMIT: To Construct a single family dwelling / No garage
BUILDING OWNER: KTO Builders
CONTRACTOR: 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, *2.5, *2.6, *3, *4, *8, *9, *10, *11, *12, *16, *24, *25, *26, *27, *29, *30

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. (Section 1018.6)

Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1

14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

*16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

*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). (Chapter M-16)

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

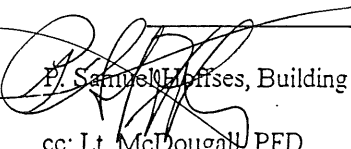
*29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

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

31.

32.

33.


E. Samuel, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

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

19990006
I. D. Number

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

1/14/99
Application Date
Huntington Ave Lot 2 #115
Project Name/Description

115 Huntington Ave
Address of Proposed Site
413-B-002
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.

Your new street address is now 115 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.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be placed within the curb cut for the lot.

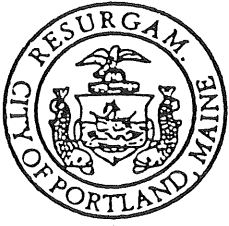
Applicant is reminded of the 16' minimum distance between dwelling units noted on the amended plat.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool, and/or garage.
2. When and if a garage is proposed on the right side of this structure, it will be required to have a 16' side set back.

Fire Conditions of Approval



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

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

19990006

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Joel Sherwood

Consultant/Agent

892-7813

Applicant or Agent Daytime Telephone, Fax

1/14/99

Application Date

Huntington Ave Lot 2 #115

Project Name/Description

115 Huntington Ave

Address of Proposed Site

413-B-002

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) **NO GARAGE**

832

9653

r-3 prud

Proposed Building square Feet or # of Units

Acreeage 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: **1/14/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved Approved w/Conditions see attached Denied

Approval Date **1/15/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee

- Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <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**

19990006

I. D. Number

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1/14/99

Application Date

Huntington Ave Lot 2 #115

Project Name/Description

115 Huntington Ave

Address of Proposed Site

413-B-002

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) **NO GARAGE**

832

9653

r-3 prud

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: **1/14/99**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved Approved w/Conditions
see attached Denied

Approval Date **1/19/99** Approval Expiration **1/19/00** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jim Wendel** **1/19/99**
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 | |

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: <i>Copley Woods Lot 2 115 Huntington Ave</i>		
Total Square Footage of Proposed Structure <i>232</i>	Square Footage of Lot <i>9,653</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>413</i> Block# <i>B</i> Lot# <i>2</i>	Owner: <i>KTO Builders</i>	Telephone#: <i>P 759 3913</i> <i>Office 892 7813</i>
Owner's Address: <i>13 Varney Mill Rd Windham ME</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 60,000</i> <i>Sub 300</i> <i>total 60300</i>
Proposed Project Description: (Please be as specific as possible) <i>To build a single family home</i>		
Contractor's Name, Address & Telephone <i>KTO Builders Windham, ME 04062 892 7813</i>		

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

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

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

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

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>1-12-99</i>
--	----------------------

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.

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

19990006

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Joel Sherwood

Consultant/Agent

892-7813

Applicant or Agent Daytime Telephone, Fax

1/14/99

Application Date

Huntington Ave Lot 2 #115

Project Name/Description

115 Huntington Ave

Address of Proposed Site

413-B-002

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) _____

832 Proposed Building square Feet or # of Units **9653** 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: **1/14/99**

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions
see attached Denied

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

Condition Compliance _____
signature _____ date _____

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 | _____ | | |
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| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
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| <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 |

115 Huntington Ave

Applicant: Joel Sherwood

Date: 1/15/99

Address: 115 Huntington Ave. (lot #2) C-B-L: 413-B-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD

26 x 32

Interior or corner lot -

Proposed Use/Work - to construct 1 family dwelling - no garage

Sewage Disposal - City

Lot Street Frontage - 50' req

Front Yard - ① min, bldg set back from External Subdivision

Rear Yard - Property lines: 25' req - 40' shown AT front
70' " " " rear

Side Yard - ② Minimum distance between detached PRUD dwelling

Projections - units: 16' req - on left side There is No dev. of Adj. lot
Front porch - RT side steps on right side (toward lot #1) There is development 7' shown

Width of Lot - recreation areas shall be at least 25' from Resid. uses
30' + shown ok

Height - 2 story

Lot Area - 9,653.1 # 25' + shown

Lot Coverage/ Impervious Surface -

Area per Family -

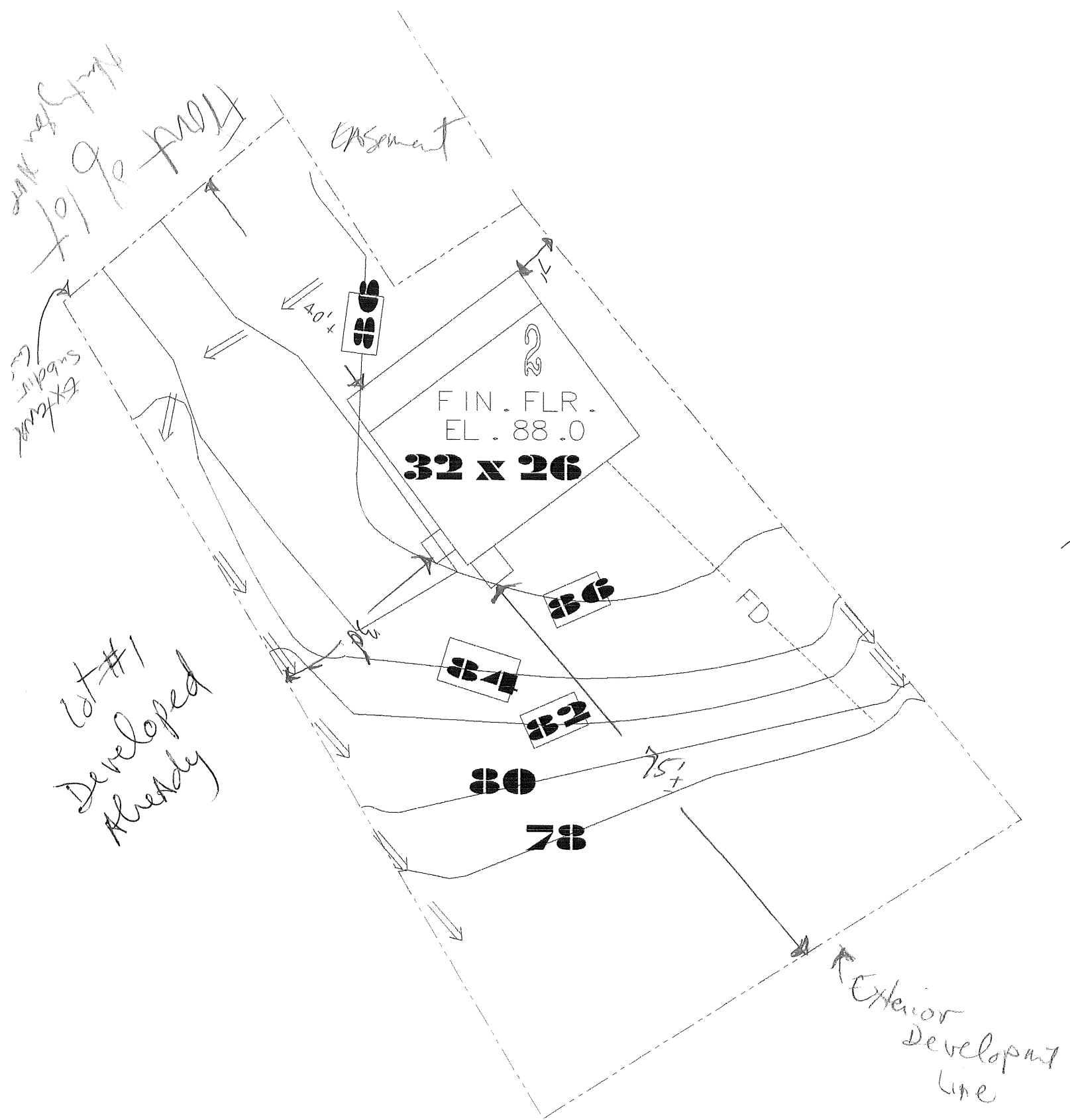
Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

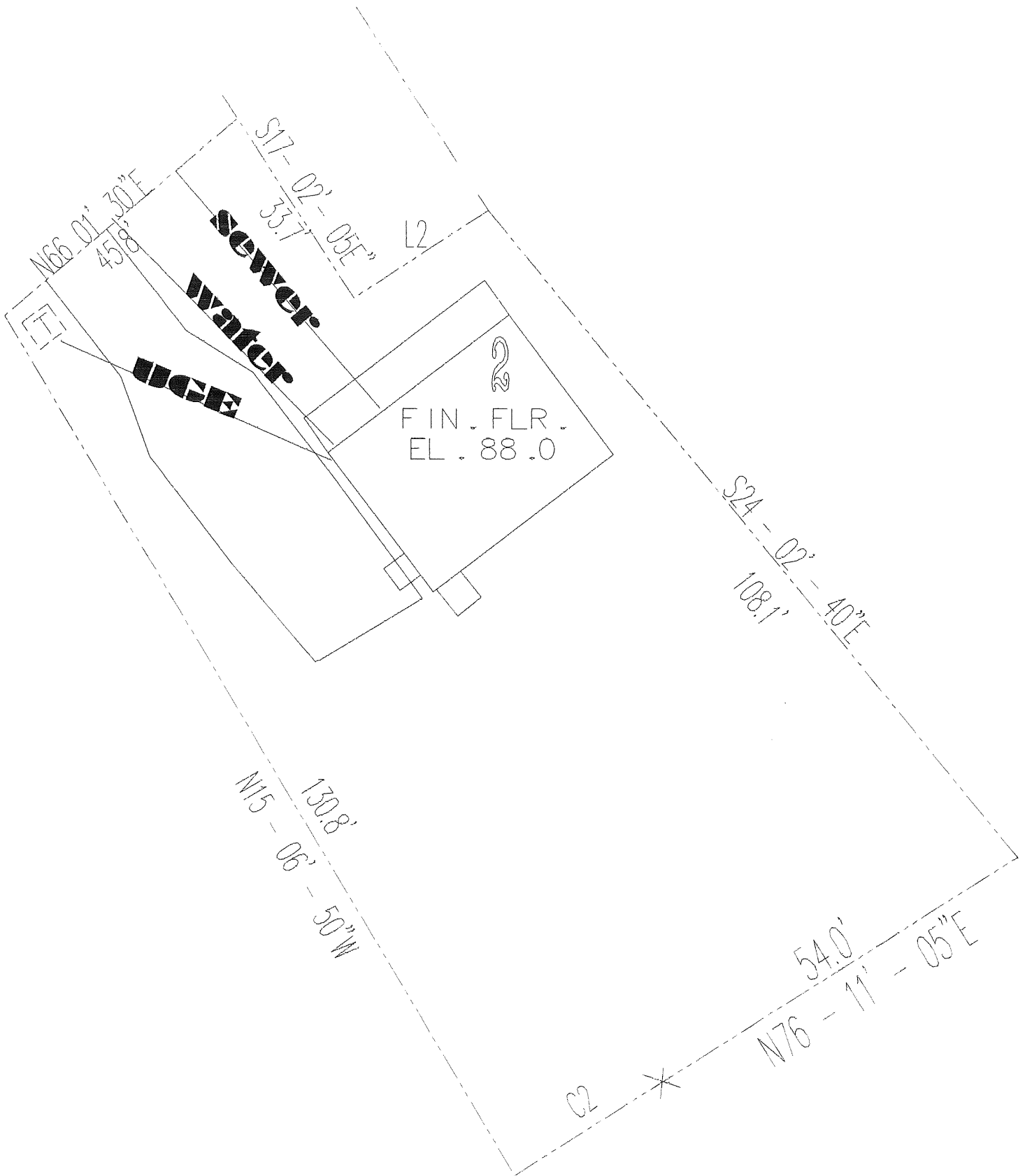
Site Plan - minor/mod

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - ~~N/A~~ Zone C in map 7/6/17



copley woods lot 2
plot plan 1" = 20'



copley woods lot 2
plot plan 1" = 20'

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

Valuation: \$60,000 Plan Review # _____
 Fee: \$320.00 Date: 18 January 1999

Building Location: 115 HUNTINGTON AVE CBL: 413-B-002

Building Description: Single family dwelling

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 & building code requirement must be completed before a certificate of occupancy can or will be issued	111.4
2.	Foundation drainage as per	1813.52
3.	Water proofing & damp proofing	1813.0
4.	Foundation anchors	2305.12
5.	Concrete protection from freezing	1808.0
6.	Chimneys and Vent NFPA 211	Chapter 12 - BOCA Mechanical 1993
7.	Guardrails & Handrails	10.21 10.22
8.	Headroom	1014.2
9.	Stair headroom	1014.4
10.	Stair construction	1014.2
11.	Sleeproom egress windows	1018.6
12.	Smoke detectors	920.3.2
13.	Fastening Schedule	Table 2305.2

Correction List		
NO:	Description	Code Section
14.	Ventilation	BOCA/Mech 1993/Chapter M-16
15.	Boring, Cutting and Notching	2305.4.4, 2305.5.1-23.05.2
16.	Glass & Glazing	Chapter 24
<p>IF we were using SQ. Footage as per BOCA</p> <p>2-Story Cape $26' \times 32' = 832 \text{ SQ FT}$</p> <p>Unfinish basement = $832 \times .20 = 166.40$</p> <p>1st Floor $832 \times .68 \times .66 \times .005 = 186.70$</p> <p>2nd Floor $832 \times .68 \times .66 \times .005 = 186.70$</p> <p>373.40</p> <p>+ 166.40</p> <p><u>\$ 539.80</u></p> <p>539.80</p> <p>We got 320.00</p> <p>differeats \$ 119.80</p>		

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

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

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SR Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SR Anchorage bolting in concrete (2305.17)
X Columns (1912)
NA Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

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

Floors (contd.)

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

Wall Construction (Chapter 2300)

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

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**

Chapter 16
Chapter 12

- _____
- _____
- _____
- _____
- _____

State Plumbing Code

PART 1 Inter. public water

Load Design Criteria

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

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- SR Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- NA Ramp slope (1016.0)
- SR Stairways (1014.3) 36" W
- SR Treads (1014.6) 10" min.
- SR Riser (1014.6) 7 3/4" max.
- SR Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SR Handrails (1022.2.2.) Ht.
- SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- SR Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

Dwelling Unit Separation
Table 602

N/A