

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

Location of Construction: 31 Copely Woods Circle		Owner: *** Mary Butler		Phone: 797-4992		Permit No: 001001	
Owner Address: 31 Copely Woods Circle		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Alan Taylor		Address:		Phone:		Permit Issued: ISSUED SEP 12 2000 413-B-7.	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$	
Proposed Project Description: Expanding deck		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A.3 Type 5B BOCA 99	
				Signature:		Signature:	
Permit Taken By: Coyle		Date Applied For: August 21, 2000 GG		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/>		Approved with Conditions: <input type="checkbox"/>	
Zoning Approval:		Special Zone or Reviews:		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>			

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..

#4

****062222

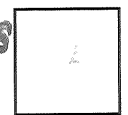
PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: August 21, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:		CEO DISTRICT

PERMIT ISSUED WITH REQUIREMENTS



COMMENTS

30 Aug/24 called For Framing details

4/5

Inspection Record

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

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To 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: 31 Copley Woods Circle Portland, Me. 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>413</u> Block# <u>D</u> Lot# <u>031</u>		Owner: <u>Mary Butler</u>	Telephone#: <u>(607) 797-4992</u>
Owner's Address: <u>31 Copley Woods Circle Portland, Me. 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$2700</u> Fee <u>\$45.00</u>
Proposed Project Description:(Please be as specific as possible)			
Contractor's Name, Address & Telephone <u>Alan Taylor</u>		Rec'd By: <u>Gault</u>	

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

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

You must Include the following with you application:

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

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

4) Building Plans (Sample Attached)

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

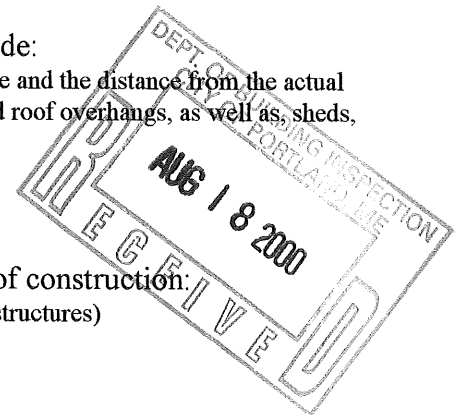
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: <u>Mary Butler</u>	Date: <u>8/18/00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Applicant: Mary Butler

Date: 8/30/00

Address: 31 Copely Woods (lot #7)

C-B-L: 413-D-31

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3 PRUD

Interior or corner lot -

Proposed Use/Work - Decks

Sewage Disposal -

Lot Street Frontage -

Front Yard - } shall have 25' from the rear because

Rear Yard - } (1) That is the external subdivision property lines

Side Yard -

Projections - } (2) shall have 16 feet between detached PRUD dwelling units

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

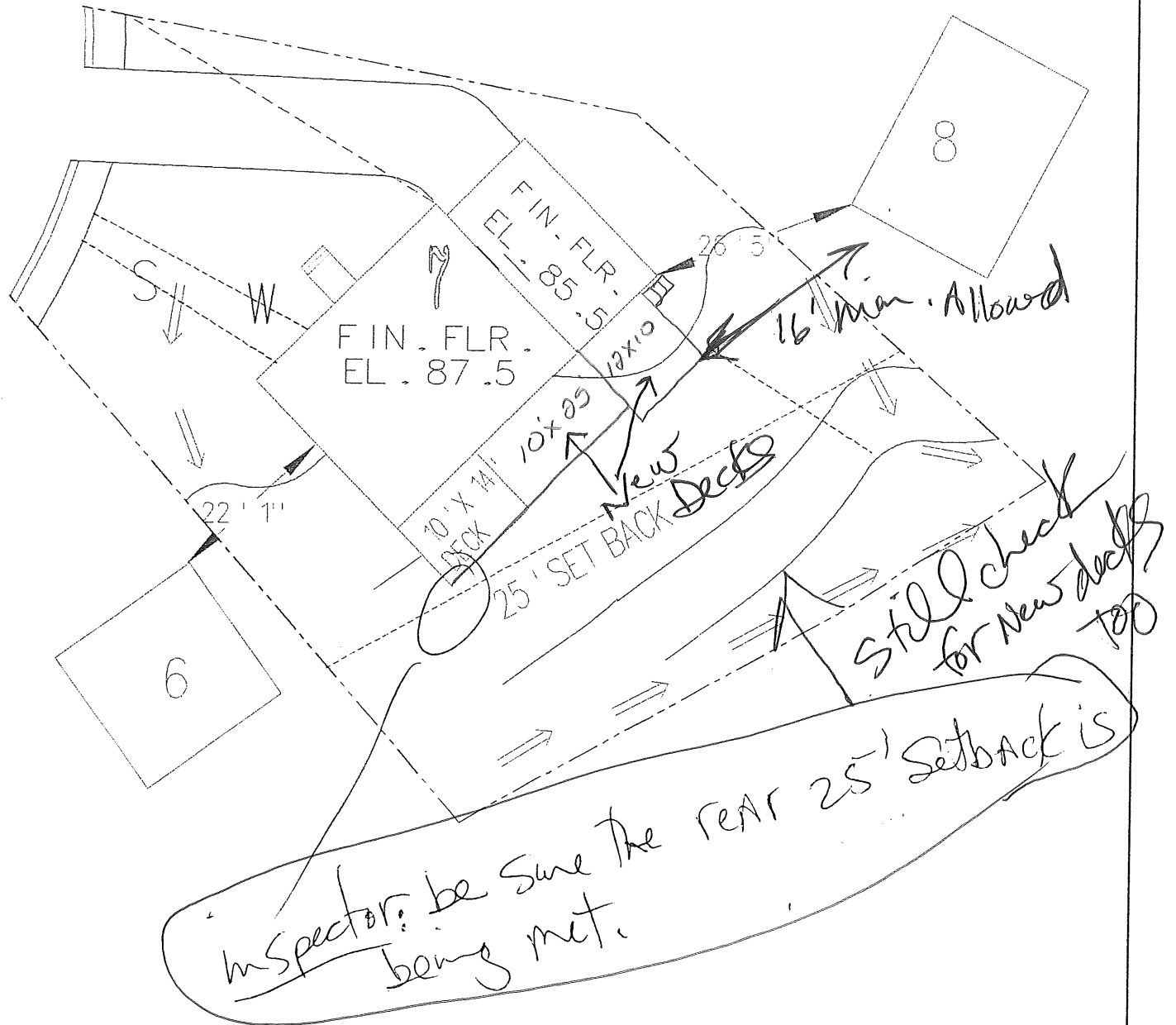
Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

31 COPLEY WOODS CIRCLE



KTO BUILDERS	
PROJECT: COPLEY WOODS	
LOT # 7	DATE 6/28/99
SCALE 1" = 20'	CBL 4 13 B 7

~~Received 9/10/99~~
 Submitted for New decks 8/21/00

- 31 Copley Woods Circle
- 8" ~~same~~ tubes
- 4x4 columns
- 2x8 ~~joists~~ Joists
- 5/4 decking
- guard rails (42")
- ballister 3'12" on center
- stairs, riser 7 3/4, treads 10"

BUILDING PERMIT REPORT

DATE: 8/30/00 ADDRESS: 31 Copely Woods CBL: 413-D-31

REASON FOR PERMIT: Expand Existing Deck

BUILDING OWNER: Mary Butler

PERMIT APPLICANT: owner /CONTRACTOR

USE GROUP: R-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: 2700.00 PERMIT FEES: 42.00

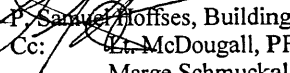
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #31, *1, *2, *4, *11, *13, *29

- 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.
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.
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.
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 from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/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
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *All setbacks shall be met as required.*
32. 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.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Samuel Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****This Permit is herewith issued, on the basis of plans submitted and conditions placed the 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.**

****** Certificate of Occupancy Fees: \$50.00 each**

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

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That **KTO Builders, Inc.**, a Maine corporation, with a place of business at 13 Varney Mill Road, Windham; in the County of Cumberland and State of Maine 04062 ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, paid by **Mary Butler**, of _____, _____, in the County of Cumberland and State of Maine 040__ ("Grantee"), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Grantee, her heirs and assigns forever,

A certain lot or parcel of land with the building thereon, located easterly of Huntington Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Being Lot #7 as shown on a Plan entitled "Revised P.R.U.D. Lot Plan, Copley Woods, Portland, Maine" made for KTO Builders, Inc., dated July 30, 1998 and recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 541 on November 17, 1999, subject to and including all rights and appurtenances thereto belonging.

Subject to the Declaration of Common Easements, Restrictions, Covenants and Reservations of Rights affecting the Subdivision called "Copley Woods" in the City of Portland, County of Cumberland and State of Maine recorded in the Cumberland County Registry of Deeds in Book 14209, Page 25.

Also subject to the easements, restrictions, covenants and matters as shown on a plan entitled "P.R.U.D. Lot Plan, Copley Woods, Portland, Maine" made for KTO Builders, Inc. by Sawyer Engineering and Surveying and recorded at the Cumberland County Registry of Deeds in Plan Book 198, Page 91, as amended by Plan recorded in said Registry of Deeds in Book 198, Page 274.

Reference is made to the following deeds for source of title:

1) Steven M. Viola to KTO Builders, Inc., dated January 30, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11807, Page 275;

2) Frank Cavallaro to KTO Builders, Inc., dated September 30, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11657, Page 78;

3) Louis A. Cavallaro to KTO Builders, Inc., dated September 30, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11657, Page 77;

4) Apex, Inc. to KTO Builders, Inc., dated September 27, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11657, Page 79; and

5) Apple Ledge Condominium Associates to KTO Builders, Inc., dated October 13, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13528, Page 78.

Being a portion of the same premises described in the Deed from Anthony M. Vance to KTO Builders, Inc., dated March 19, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13702, Page 25.

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, her heirs and assigns to her and their use and behoof forever.

AND GRANTOR DOES COVENANT with said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances and that it has good right and title to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said KTO Builders, Inc., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Anthony M. Vance, its President thereunto duly authorized, this _____ day of January, 2000.

Signed, Sealed and Delivered
in the Presence of:

KTO BUILDERS, INC.

By: Anthony M Vance
Anthony M. Vance
Its President *Pres.*

STATE OF MAINE,
CUMBERLAND, ss.

January _____, 2000

Then personally appeared the above named Anthony M. Vance, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Attorney at Law/Notary Public

Printed Name: _____

My Commission Expires: _____



- 8" vertical tube - 2x8
- 4x4 columns