

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

Location of Construction: 57 Copley Woods Circle Lot 14		Owner: ** KTO Builders		Phone: 892-2058		Permit No:	
Owner Address: **13 Varney Mill Road, Windham, ME 04062		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: KTO Builders		Address: 13 Varney Mill Road Windham, ME 04062		Phone: 892-2058		Permit Issued: 991281 NOV 18 1999 CITY OF PORTLAND	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$ 65,000 7375		PERMIT FEE: \$ 414.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
		Signature:		Signature:		Zone: CBL: 413-B-014	
Proposed Project Description: Construction of a new single family construction.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By: UB		Date Applied For: Sept. 9, 1999					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. ** Send To: KTO Builders
13 Varney Mill Road
Windham, ME 04062

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

PERMIT ISSUED WITH REQUIREMENTS

#4

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

9-9-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO-DISTRICT 2

0800A

COMMENTS

- 10 Sept. 99 Call KTO, talked to "Joe" about Est. He will be in to make adjustments.
- 11-22-99 - Went to check footing - has not been poured 11/29/99 - went back footing in progress, all OK, JH
- 12-2-99 - Setbacks ok - (over 16' to right side), drains ok - damp proofing ok - ok to backfill @
- 1-18-00 went to site w/ K. Carreil for close-in, plumbing, electrical not ready left a Red tag. Tony not present @
- 2/8/00 - Rough framing & plumbing for Chue - ok @
- 3/20/00 Final for Cofo - all ok except for grading/leveling etc - Deck not in until grading complete - doors to Deck is protected - Temp Cofo ok pending letter from S. Busby @
- 3/22/00 Spoke w/ Bud. Smith @ DeLuca H. - DRC will not release until further work completed - DRC notified Tony @ KTO - I notified Doug Britton, New Canaan (he called me) @
- 4/3/00 - Rec'd ok for Temp Cofo from D.R.C. - Notified Doug Britton @ 774-0317 Temp Cofo issued @

Inspection Record

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



Kevin
413-B-14

CITY OF PORTLAND, MAINE

Department of Building Inspection

3/30/00 19

Received from KTD Builders a fee

of Fifty dollars /100 Dollars \$ 50.00

for permit to install
erect
alter C of O

at Lot 14 Copleywoods move
demolish Est. Cost \$

check 1378

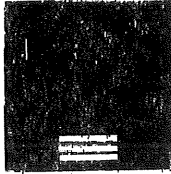
Inspector of buildings
Per [Signature]

included in 5

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Auditors Copy



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0886

413 B 014
~~17A-A-004~~

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

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: March 31, 2000

RE: Certificate of Occupancy - 57 Copley Avenue

413-B-14

On March 30, 2000, the site was reviewed for compliance with the conditions of approval dated September 9, 1999. My comments are:

1. The landscape work, including lawns and trees, could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. Due to the time of year the driveway could not be paved. This work must be completed by June 15, 2000.
3. Before final loaming of the site, the grading in relation to the building footprint should be checked to ensure positive drainage away from the building footprint.
4. The applicant has revised the site grading. This has been revised and is acceptable; however, the applicant must survey and submit a revised as-built record site plan.

It is my opinion that a temporary certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

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

19990121

I. D. Number

KTO Builders

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

9/9/99

Application Date
Copleywoods Circle lot 14 #57
Project Name/Description

Consultant/Agent
892-2058
Applicant or Agent Daytime Telephone, Fax

57 Copley Ave, Portland Maine 04103
Address of Proposed Site
413-B-014
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)

Proposed Building square Feet or # of Units 8127.8 Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 9/9/99

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	_____		
	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	

Copleywoods Lot 14 #57

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction: <i>57 Copley Woods Circle Lot 14</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot <i>8127.8 SF</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>413</i> Block# <i>B</i> Lot# <i>14</i>	Owner: <i>KTO Builders</i>	Telephone#: <i>892 2058</i>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>13 Varney Mill Road Windham, ME 04062</i>	Cost Of Work: <i>\$65,000</i> Fee: <i>414.00</i> <i>\$645.00</i>
Proposed Project Description: (Please be as specific as possible) <i>Construct a single Family Dwelling</i>		
Contractor's Name, Address & Telephone <i>KTO Builders 13 Varney Mill Rd Windham ME 04062 892 2058</i>		Rec'd By: <i>UB</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)

*414.00 FEE
+300.00 MM/MAL
714.00*

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

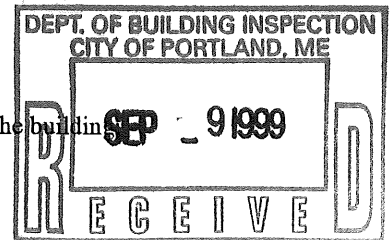
4) Building Plans (Sample Attached)

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>Carl S. Wood</i>	Date: <i>9-7-99</i>
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Site Review Fee: ~~*\$200.00*~~ / Building Permit Fee: ~~*\$25.00*~~ for the 1st \$1000. cost plus ~~*\$5.00*~~ per \$1,000.00 construction cost thereafter.

Applicant: KTO Builders

Date: 10/28/99

Address: 57 Coplay Woods Circle
lot 14

C-B-L: 413-B-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD Development

Interior or corner lot -

Proposed Use/Work - construct single family Dwelling

Sevage Disposal - City

Lot Street Frontage - 50' req - 75' shown

Front Yard - ① min. setback from external subdivision property lines: 25' req - (not abutting ext. prop. lines)

Rear Yard - ② min. distance between detached PRUD dwelling units: 16' req → 42'5" & 37'3" shown

Projections - 5' front porch - rear deck - ③ dwellings shall be at least 25' from ~~dwelling~~ recreation areas
Right side entry deck } ~ 70' shown

Width of Lot - 75' req - 75' shown

Height - 35' max - 30' at highest

Lot Area - 6,500 sq ft @ 127 sq ft

Lot Coverage/ Impervious Surface - 25% @ 2031.75 sq ft max

Area per Family -

Off-street Parking - 2 req - 2 shown

5 x 32 = 160 sq ft

Loading Bays - N/A

32 x 26 = 832

Site Plan - minor/minor # 19990121

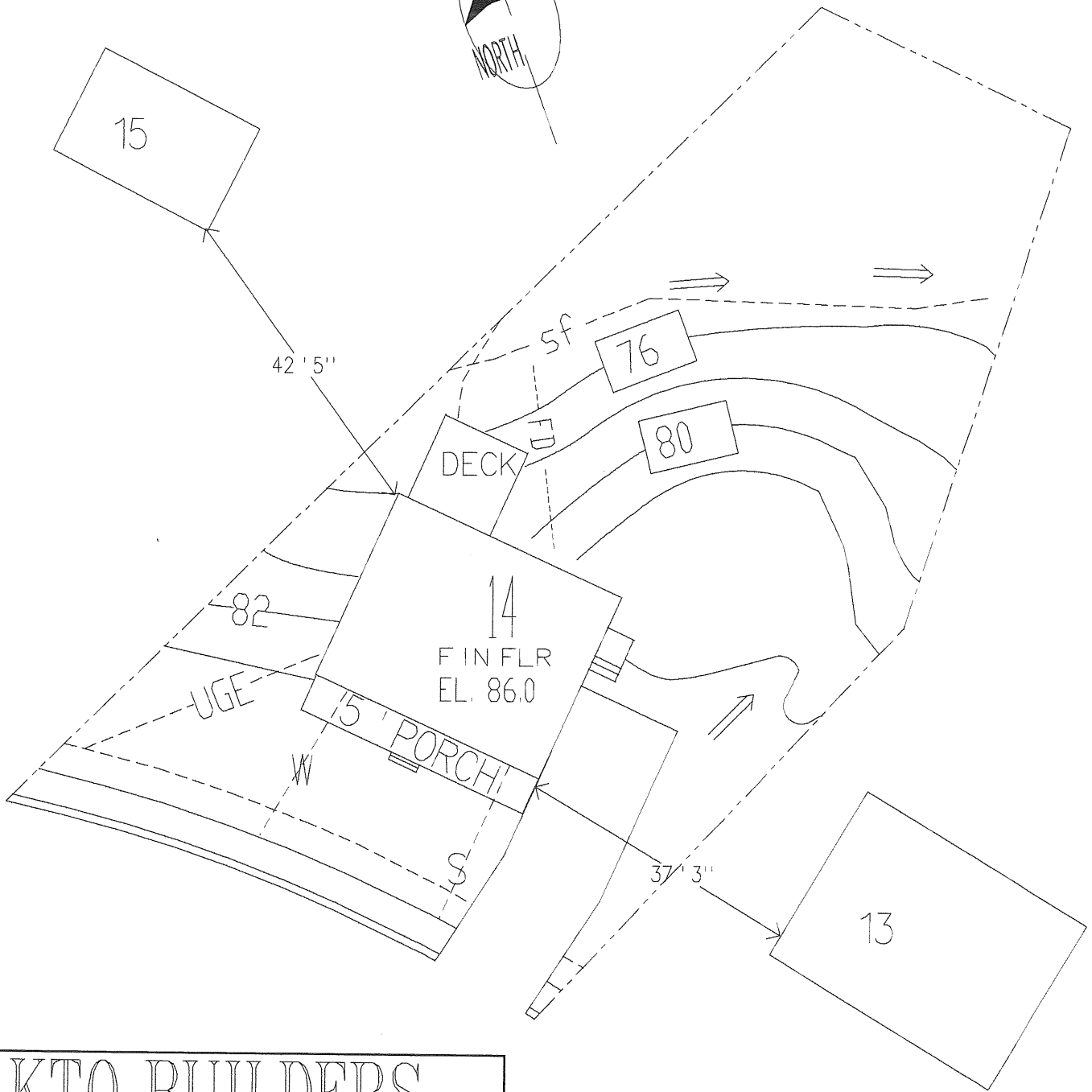
12 x 12 = 144

Shoreland Zoning/ Stream Protection - N/A

1136 sq ft

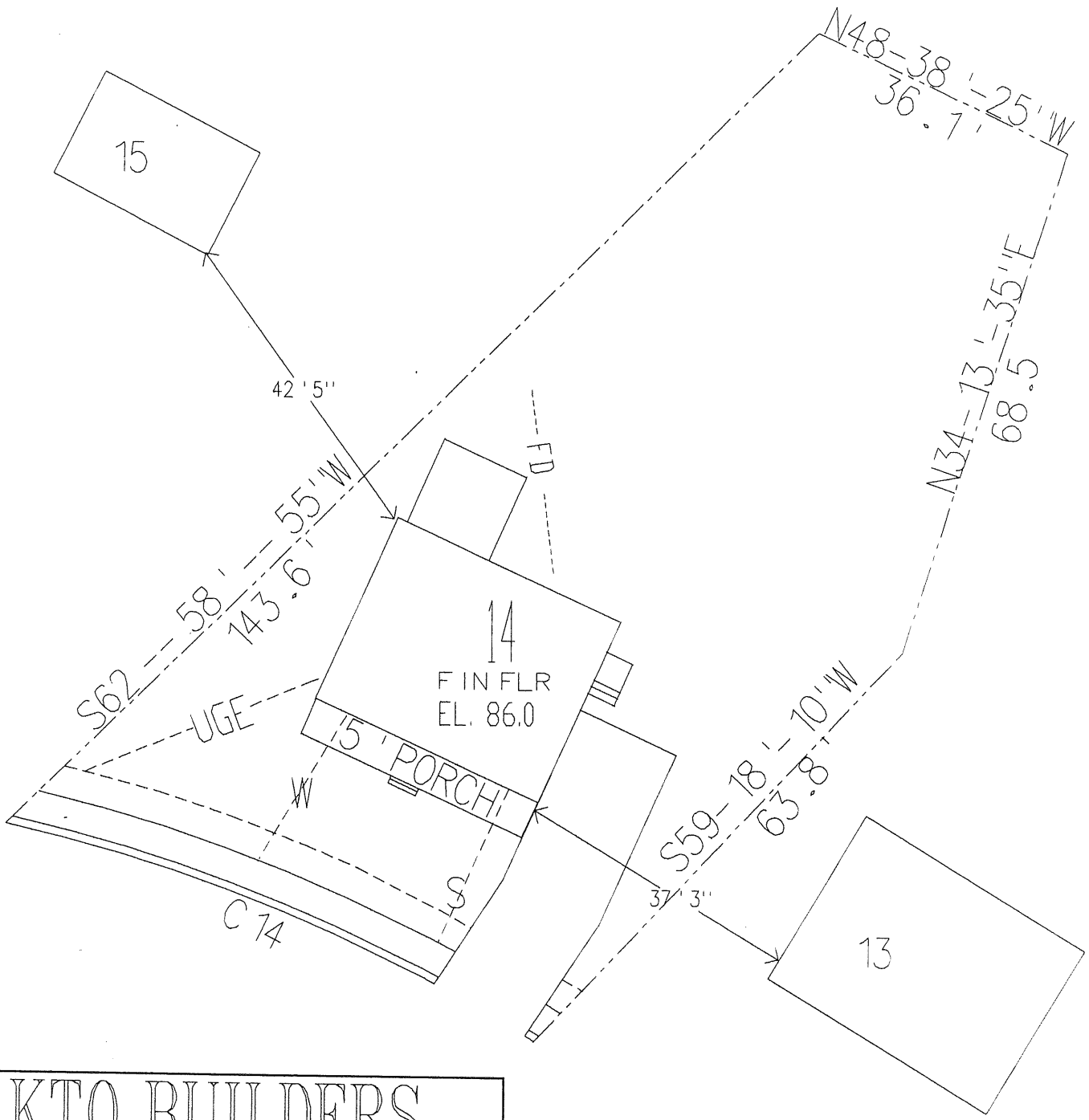
Flood Plains - panel 7 - Zone X

57 COPLEY WOODS CIRCLE



KTO BUILDERS	
PROJECT : COPLEY WOODS	
LOT # 14	DATE 8/25/99
SCALE 1" = 20'	CBL 4 13 B 14


57 COPLEY WOODS CIRCLE



<h1>KTO BUILDERS</h1>	
PROJECT : COPLEY WOODS	
LOT #	14
DATE	8/25/99
SCALE	1" = 20'
CBL	4 13 B 14

KTO BUILDERS
Construction Costs

ITEMS	COST
1. SURVEY	\$350.00
2. EARTH WORK / EXCAVATION	\$2,000.00
3. WATER	\$500.00
4. SEWER / SEPTIC SYSTEM	\$500.00
5. FOUNDATION	\$4,600.00
6. FOUNDATION COATING, DRAINS & RADON	\$400.00
7. BUILDING MATERIALS FRAM & FINISH	\$28,000.00
8. INSULATION	\$1,300.00
9. DRYWALL / PLASTER	\$4,200.00
10. PLUMBING	\$3,600.00
11. HEATING	\$2,500.00
12. ELECTRICAL	\$4,200.00
13. LIGHT FIXTURES	\$400.00
14. BATH FIXTURES MIRRORS, MED CABINET	\$145.00
15. FINISH FLOOR COVERING	\$3,900.00
16. PAINTING / WALLPAPER	\$2,400.00
17. CABINETS	\$2,200.00
18. CHIMNEY	\$1,000.00
19. LANDSCAPING	\$1,000.00
20. PAVING	\$800.00
21. BUILDING LABOR	\$8,500.00
22. CELLAR FLOOR	\$900.00
23. SHELVING	\$240.00
24. DUMPSTER	\$350.00
TOTAL	\$73,985.00



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

Valuation: ~~460,000.00~~ 101,254.40 ^{Means} EST Plan Review # 1253/99
 Fee: 414.00 Fees: 630.00 Date: 10 Sept. 99
 balance = 186.00

30.00

Building Location: 57 Copley Wood Circle Lot #14 CBL: 413-B-014

Building Description: Single Family Dwelling 2 stories

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 requirements and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0
2.	Foundation drains	1813.512
3.	Foundation anchors	2305.12
4.	Waterproofing & damp proofing	1813.0
5.	Guardrails & Handrails	1021.0
6.	" "	1022.0
7.	Headroom habitable space	1204.0
8.	STAIR CONSTRUCTION	1014.0
9.	Sleeping room egress window	1018.6
10.	Smoke detectors	921.0
11.	Ventilation attic & crawl space	1210.0
12.	*Fastening Table	2305.2

Correction List		
NO:	Description	Code Section
13,	Boring, Cutting & Notching Section 2305.4.4	2305.5.1 2308.5.3
14	Glass and Glazing	Chapter 24

Foundations (Chapter 18)

Wood Foundation (1808)

~~NA~~ Design
~~NA~~ Installation

Footings (1807.0)

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

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SA~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SA X~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SA~~ 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
- ~~NA~~ Girder 4" bearing 2305

Floors (contd.)

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

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~X~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NR~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NR~~ Veneers (1405)
- ~~X~~ 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)
- dormer* (Roof structures (1510.0))
- Type of covering (1507)

Chimneys and Fireplaces
BOCA Mechanical/1993

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

Mechanical
1993 BOCA Mechanical Code

- SA*
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

Public Water

Public Sewer

Load Design Criteria

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

Glazing (Chapter 24)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ 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)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SA~~ Treads (1014.6) 10" min.
- ~~SA~~ Riser (1014.6) 7 3/4" max.
- ~~SA~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation
Table 602

~~NA~~

BUILDING PERMIT REPORT

DATE: 9/9/99 ADDRESS: 57 Copley Woods Circle CBL: 413-B-014
 REASON FOR PERMIT: To Construct a Single Family dwelling 32'x26'
 BUILDING OWNER: KTO Builders
 PERMIT APPLICANT: _____ /Contractor SAO
 USE GROUP R-3 CONSTRUCTION TYPE 5B

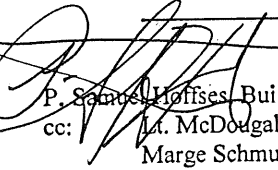
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, 2, 3, 4, 5, 7, 11, 12, 13, 15, 19, 26, 27, 28, 29, 31, 32, 33, 35
 Approved with the following conditions: _____

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
- X 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- X 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- X 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- X 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 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
- X 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 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/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.
- 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 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/1996)
- 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/1996).
- 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. *See Attached*
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- * 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- * 35. Your estimated Construction cost was \$65,000.00. I feel by using R.S. Means square Ft. estimate cost of residential. The minimum of construction cost would be \$101,254.40. This is using "Residential Economy Construction". Before work begins on this permit, either submit your costs of construction for review or update your estimate.
- 36.
- 37.
- 38.


 P. Samuel Hoffses, Building Inspector
 cc: M. McDougall, PRD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

19990121

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

892-2058

Applicant or Agent Daytime Telephone, Fax

9/9/99

Application Date

Copleywoods Circle lot 14 #57

Project Name/Description

57 Copley Ave, Portland Maine 04103

Address of Proposed Site

413-B-014

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units **8127.8** Acreage of Site **R-3 PRUD** Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input 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 \$300.00 Subdivision _____ Engineer Review _____ Date: 9/9/99

DRC Approval Status:

Reviewer Steve Bushy

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

Approval Date 11/15/99 Approval Expiration 11/15/00 Extension to _____ Additional Sheets Attached

Condition Compliance Steve Bushy 11/15/99
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 | | | |

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

19990121

I. D. Number

KTO Builders

Applicant

13 Varney Mill Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

892-2058

Applicant or Agent Daytime Telephone, Fax

9/9/99

Application Date

Copleywoods Circle lot 14 #57

Project Name/Description

57 Copley Ave, Portland Maine 04103

Address of Proposed Site

413-B-014

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.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 57 Copley 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.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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

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

The applicant shall install all necessary erosion control measures including silt fence, hay bales and temporary mulching in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices.

The driveway treatment shall include bituminous asphalt paving to the right-of-way limit as a minimum, with handicap accessible ramps at the sidewalk.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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

Fire Conditions of Approval

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

19990121

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Application Date

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413-B-014

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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 shown**

Proposed Building square Feet or # of Units: 8127.8 Acreage of Site: _____ Zoning: R-3 PRUD

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 \$300.00 Subdivision _____ Engineer Review _____ Date: 9/9/99

Inspections Approval Status:

Reviewer Marge Schmuckal

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

Approval Date 10/28/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

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

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

19990121

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Fire Conditions of Approval

**STATE OF MAINE
CHIMNEY OR FIREPLACE CONSTRUCTION/INSTALLATION
DISCLOSURE**

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, §2313-A, requires that chimney or fireplace installers, as of January 1, 1992, provide you with this "Disclosure" prior to the installation or construction of your chimney or fireplace. The purpose of this Disclosure is to inform you that the National Fire Protection Standard #211 (NFPA #211) is the current standard which applies to all new construction of chimneys and fireplaces. Please to note that the State of Maine does not require registration or licensure of chimney or fireplace installers. It is important to realize that many fires are caused each year from improperly constructed fireplaces and chimneys. This disclosure form should help you in making an informed decision as to the abilities of the installer and under what requirements the installation must comply.

INSTALLER INFORMATION

Name of Installer _____

D.B.A. _____

Name of Installer (if incorporated) _____

D.B.A. _____

Legal Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone _____ / _____ / _____ Business Telephone _____ / _____ / _____

Years of experience doing fireplace or chimney installations _____

CONSUMER IDENTIFICATION

Consumer's Name _____

Mailing Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone _____ / _____ / _____ Business Telephone _____ / _____ / _____

Installer, please give a brief description of installation being offered.

I, _____, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA #211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, and the Oil and Solid Fuel Board Rules.

Signature _____ Date _____

INSTALLATION STANDARDS

The 1996 Edition of NFPA #211 contains provisions for chimney, fireplaces, venting systems, and solid fuel burning appliances including their installations. The standards applies to residential as well as commercial and industrial installations.

PLEASE CHECK THE TYPE OF CONSTRUCTION TO BE BUILT:

Factory-Built Chimney and Chimney Units.

Factory-built chimney and chimney units shall be listed and installed in accordance with the temperature conditions of the listing, the manufacturer's instructions and all applicable sections of NFPA #211.

Factory-Built Fireplaces.

Factory-built fireplaces shall be listed and shall be installed in accordance with the terms of the listing. Hearth extensions shall be provided in accordance with the manufacturer's instructions or shall be of masonry on non combustibile construction in accordance with applicable sections of NFPA #211.

Unlisted Metal Chimney (smokestacks) for Non Residential Applications.

Single wall metal chimneys or unlisted metal chimneys shall not be used inside or outside of one and two family dwellings. Metal chimneys shall be constructed and installed in accordance with the appropriate sections of NFPA #211

Masonry Chimney.

Masonry chimneys shall be constructed by appropriate sections of NFPA #211 for proper design, support, re-enforced, and installation..

Masonry Fireplace.

Masonry fireplaces shall comply with all requirements of NFPA #211 and all other pertinent sections.

CONSUMER CHECKLIST

1. Has the installer provided you with a written contract? 10 M.R.S.A., Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
2. Have you asked the local fire department or code enforcement officials to inspect the installation during and after construction?
3. Is the installer familiar with current NFPA #211 standards and does he have a copy of same?
4. Have you asked for references to be provided by the installer?

#2



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 9
SOUTH PORTLAND, MAINE 04106
TEL. 207 772 1121
FAX 207 879 0866

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

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: March 31, 2000

RE: Certificate of Occupancy - 57 Copley Avenue

On March 30, 2000, the site was reviewed for compliance with the conditions of approval dated September 9, 1999. My comments are:

1. The landscape work, including lawns and trees, could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. Due to the time of year the driveway could not be paved. This work must be completed by June 15, 2000.
3. Before final loaming of the site, the grading in relation to the building footprint should be checked to ensure positive drainage away from the building footprint.
4. The applicant has revised the site grading. This has been revised and is acceptable; however, the applicant must survey and submit a revised as-built record site plan.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

July 26, 1999

Tony Vance
K.T.O. Builders
13 Varney Hill Rd.
Windham, ME 04062

413-B-D14

Re: Copley Woods Subdivision

Dear Mr. Vance;

The City's recent evaluation of the Copley Woods Subdivision resulted in the following:

- 1) The structure on lot 18 fails to meet the required 25-foot perimeter property line setback.
- 2) Portions of lots 12, 14, 19, 20, 21 & 22 were graded in a manner that violates conditions of approval and encroaches on regulated wetlands.

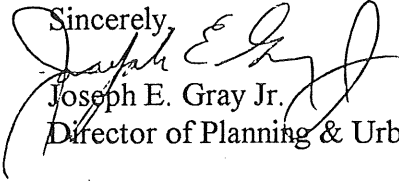
Based on these findings, the City of Portland cannot issue Certificates of Occupancy and the structures cannot be used for their intended purpose until such time as the violations are corrected. Specifically, lot 18 must be brought into compliance with the City's setback requirements or a variance obtained from the ZBA.

In addition, a revised grading plan for the above referenced lots, as well as documentation from the U.S. Army Corp. of Engineers and Maine Department of Environmental Protection, that additional filling at the site is permitted, must be submitted for review and approval by the City. The Subdivision Plan is very clear on the wetland issue. A line of wetland disturbance was shown on the plan. Any further regrading required D.E.P., Army Corp of Engineers and City approval.

Moreover, as you know, the developer is obligated to notify the City for inspections as the work progresses on the site and prior to undertaking additional development steps. Please be advised that the City will not approve any pending or future building permit applications for the Copley Woods Subdivision until 1) the developer agrees, in writing, to contact the City for required inspections as work progresses at this site and 2) the above noted violations are addressed to the satisfaction of the City.

Please feel free to contact Mike Nugent , Inspection Services Manager at 874-8700 or Penny Littell, Corporation Counsel if you wish to discuss the matter further.

Sincerely,



Joseph E. Gray Jr.

Director of Planning & Urban Development

Cc: James Wendel, DeLuca Hoffman
Richard Knowland, Planner
Jay Clement, Army Corp of Engineers
Doug Burdick, ME. D.E.P.