

Replaces Permit # 98-1072

COMMENTS

3/31/99 - Foundation installed - all ok - ok to backfill
Contractor will have surveyor submit statement locating foundation - ok to backfill

4/23/99 - Framing - ok except → stairs moved from right side to center of Bldg. - Called Joel for Amendment - Rough Plumbing ok - Top step 1st to 2nd could be a problem - will have to check wet clean on 1st floor windows

7/22/99 Called for final / 7/22: Cancelled - Not Ready

10:05 A.M.

7/27/99 - Final insp 1. 1 OAK TREAD @ 5" 2 Dryer drain @ 6' 11" 11:45 A.M. → OAK TREAD to be replaced 2 Dryer Drain height O.K.

C of O cannot be issued until grading/Wetlands issues have been resolved

7/28/99 TREAD OK. DRAIN cut BACK C of O still pending site issues

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 10 Copley Woods Circle (Lot 21)

CBL#413-B-021

Date of Issue July 30, 1999

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. 990299, 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

Single Family Dwelling

APPROVED OCCUPANCY

Use Group R-3 Type 5B
Boca 96

Limiting Conditions:

N/A

This certificate supersedes
certificate issued

Approved:

7/30/99

(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.

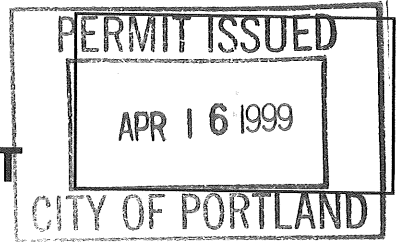
MC#



990337

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



413-B-021

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 10 Copley Woods Circle - Portland Use of Building Single family Date 4/15/99

Name and address of owner of appliance KTO Bldg - 13 Varney Mill Rd - Windham, Me.

Installer's name and address KEL-TON OIL CO WINDHAM
588 ROOSEVELT TRAIL Telephone 892-2020
WINDHAM, ME. 04092

Location of appliance:

Basement Floor
 Attic Roof

Type of Fuel:

Gas Oil Solid

Appliance Name: Tainwei

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

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 1

Number of Tanks 275

Distance from Tank to Center of Flame 5 feet.

Cost of Work: \$ 2500.00

Permit Fee: \$ 35.00

The Type of License of Installer:

Master Plumber # MS 30005479

Solid Fuel # _____

Oil # _____

Gas # _____

Other _____

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Signature of Installer Ralph Elmore

Approved with Conditions

See attached letter or requirement

Inspector's Signature _____ Date Approved _____

PLUMBING APPLICATION

413-B 001

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation

Portland

Street Subdivision Lot #

#10 Cooly Circle

PROPERTY OWNERS NAME

Last: VANKE

First: Tony

Applicant Name:

Marty Leberge

Mailing Address of Owner/Applicant (If Different)

71 Brand Knight Rd
WINDHAM ME 04062

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Marty Leberge
Signature of Owner/Applicant

4-22-99
Date

PORTLAND

PERMIT # 6848

STATE COPY

Date Permit Issued:

4-22-99

\$

400

FEE If Double Fee Charged

178

Local Plumbing Inspector Signature

L.P.I. #

0224

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER
LICENSE # 57993

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Number

Column 2

Type of Fixture

Number

Column 1

Type of Fixture

0,1

Hosebibb / Sillcock

0,1

Bathtub (and Shower)

Floor Drain

Shower (Separate)

Urinal

0,1

Sink

Drinking Fountain

0,2

Wash Basin

Indirect Waste

0,2

Water Closet (Toilet)

Water Treatment Softener, Filter, etc.

0,1

Clothes Washer

Grease / Oil Separator

0,1

Dish Washer

Dental Cuspidor

Garbage Disposal

Bidet

Laundry Tub

Other: _____

0,1

Water Heater

Fixtures (Subtotal)
Column 2

0,9

Fixtures (Subtotal)
Column 1

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

0,1

Fixtures (Subtotal)
Column 2

1,0

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

4,0

**Permit Fee
(Total)**

BUILDING PERMIT REPORT

DATE: 8 April / 99 ADDRESS: 10 Copley Woods Circle CBL: 413-B-021
 REASON FOR PERMIT: Amend. Permit # 981072 Add garage 24' x 24' Attached
 BUILDING OWNER: KTO Builders
 PERMIT APPLICANT: J.S.
 USE GROUP R-3 - U BOCA 1996 CONSTRUCTION TYPE 5B

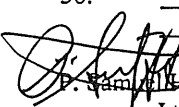
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *27, *29, *31, *32, *34

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closing devices. (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.
- X 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.
- X 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 conditions of approval on permit #981072 must still be adhered to.


 V. Sam Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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

LAND USE - ZONING REPORT

ADDRESS: 10 Copley Woods Circle DATE: 4/7/99

REASON FOR PERMIT: Amend original print to change floor plans

BUILDING OWNER: KTO Builders C-B-L: 413-B-21

PERMIT APPLICANT: Same

APPROVED: with conditions DENIED: _____

add judge

#1 #4 #11

CONDITION(S) 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. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on 8/98 are still in effect for this amendment. *perm # 981072*
- 5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition you were negligent in submitting a plot plan
This may impact the development of the adjoining lot.
You still must & shall show 16' between dwelling units

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

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>10 Copley Woods (lot #21)</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot <i>8494</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>413</i> Block# <i>B</i> Lot# <i>21</i>	Owner: <i>KTO Builders</i>	Telephone#: <i>872 2058</i> <i>3</i>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <i>KTO Builders 13 Varney Mill Rd Windham, ME 04062</i>	Cost Of Work: <i>\$5,000</i> Fee: <i>\$95</i>
Proposed Project Description:(Please be as specific as possible) <i>Amendment to Permit # 981072 change floor plan & add garage</i>		
Contractor's Name, Address & Telephone <i>KTO Builders 13 Varney Mill Rd Windham ME 04062</i>		Rec'd By:

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

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

You must Include the following with you application:

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

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

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

4) Building Plans (Sample Attached)

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

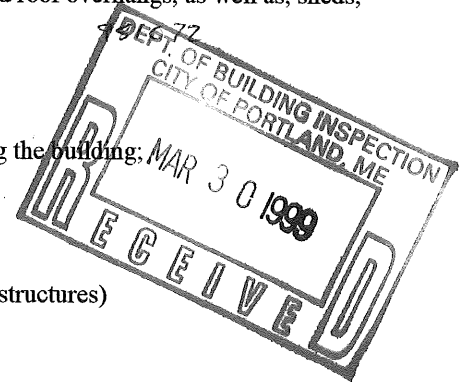
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

Certification

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

Signature of applicant: <i>[Signature]</i>	Date: <i>3-29-99</i>
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Applicant: KTO Builders

Date: 4/7/99

Address: 10 Copley Woods Circle

C-B-L: 413-B-21

(Lot #21)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 PRUD (Prior to R-3 PRUD changes)

Interior or corner lot -

Proposed Use/Work - Amend original permit

Sewage Disposal -

Lot Street Frontage -

Front Yard - lot # 20 not developed yet

Rear Yard -

Side Yard -

Projections -

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 -

↓
requires 16' between units -
This might impact the development
of lot # 20



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

413-B-21

TO: Rick Knowland, Senior Planner
John Read, Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, PE DRC

DATE: July 30, 1999

SUBJECT: Certificate of Occupancy
10 Copley Woods Circle (Lot 21)

On July 30, 1999, a site visit was made to review the completion of the site plan improvements for conformance with the site plan approval dated 9/21/98 and restoration of the non-permitted wetlands fill. We offer the following comments:

It is our opinion that the restoration of the filled non-permitted wetlands area and all other condition of site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued, assuming Code Enforcement has no outstanding issues.