

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

Location of Construction: 37 Summer Place (Lot #17)		Owner: Ric Weinschenk		Phone:		Permit No: <b>951270</b>	
Owner Address:		Leasee/Buyer's Name: Stuart & Karen Gersen		Phone:		BusinessName:	
Contractor Name: Ric Weinschenk		Address: 16 Park Circle C.E. 04107		Phone: 767-3800		<b>PERMIT ISSUED</b> Permit Issued: <b>DEC - 5 1995</b> <b>CITY OF PORTLAND</b>	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 105,240.00 PERMIT FEE: \$ 545.00			
Proposed Project Description:  Construct 1-fam dwelling				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: <i>93</i> Type: <i>5B</i> <i>BOCA 42</i> Signature: <i>[Signature]</i>	
				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: Mary Gresik		Date Applied For: 22 November 1995					

Zone: *R-3* CBL: 422-B-047

Zoning Approval: *A PERMID DER*  
*OK - 5/12/95*

**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: *12/1/95*

**PERMIT ISSUED  
WITH LETTER**

**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 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

30 November 1995

22 November 1995

SIGNATURE OF APPLICANT *Rick Wortley* 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

CEO DISTRICT 6  
*A. Kowal*





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 37 Summer Place (Lot #17) 422-B-047

Issued to Ric Weinschenk

Date of Issue 22 April 1996

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. 951270, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY:

See attached memo from James Seymour to Arthur Rowe dated 18 April 1996 listing three (3) conditions of approval.

This certificate supersedes certificate issued

Approved:

(Date)

4/22/96

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 37 Summer Place (Lot #17) 422-B-047  
Date of Issue 27 June 1996

Issued to Stuart & Karen Gersen

**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. 951270 , 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

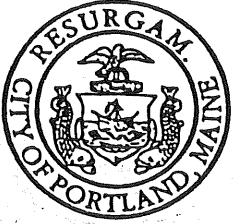
This certificate supersedes  
certificate issued 22 April 1996

Approved:

6/27/96 \_\_\_\_\_  
(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.



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Arthur Rowe, Code Enforcement Officer

**FROM:** James Seymour, Acting Development Review Coordinator *JRS*

**DATE:** April 18, 1996

**RE:** Temporary Certificate of Occupancy for 37 Summer Place

I have reviewed the single family residence at 37 Summer Place and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was saturated with stormwater runoff and had been eroded making it difficult to review the lot grading. It appears that lot grading will be necessary. All disturbed areas should be filled and graded to conform to the natural grade and provide positive drainage away from the house and garage.
2. The disturbed lot area to include front, rear yards, and the infiltration bed shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Siltation fencing at the limit of construction as reviewed by the Development Review Coordinator shall be maintained throughout the spring. If the siltation fence fails, it should be properly toed and secured immediately. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated or approved by the Development Review Coordinator. All siltation fencing must be installed and maintained in accordance with the Best Management Practices (BMP's) as published by the Maine Department of Environmental Protection.

cc: Kathi Staples PE, City Engineer

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 4, 1995

Ric Weinschenk  
16 Park Circle  
Cape Elizabeth, Maine 04107

RE: 37 Summer Place  
Lot 17

Dear Mr. Weinschenk,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

### Site Plan Review Requirements

Code Enforcement - No habitable space in a PRUD shall be below grade except basements that are part of and below ground units.

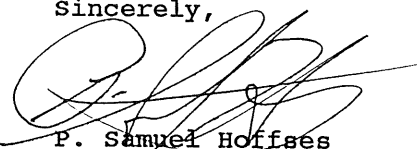
Development Review Coordinator - Please see attached standard conditions sheet.

### Building Code Requirements

Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15, 16, and 17 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Code Enforcement Division

BUILDING PERMIT REPORT

DATE: 1/Dec/95 ADDRESS: 37 Summer Place (lot #17)

REASON FOR PERMIT: To Construct a Single Family dwelling

BUILDING OWNER: Ric Weinschenk

CONTRACTOR: Ric Weinschenk

APPROVED: \*1\*2\*7\*9 To

PERMIT APPLICANT: ~~DELETED~~ \*11\*13\*14\*15\*16\*17


CONDITION OF APPROVAL ~~EXEMPT~~

- X 1. 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)
- X 2. Precaution must be taken to protect concrete from freezing.
- 3. 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.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- 5. 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.
- 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
- 8. 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.
- X 9. 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 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

- X 10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- X 17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95



CITY OF PORTLAND, MAINE  
 SITE PLAN REVIEW (ADDENDUM)  
 CONDITIONS OF APPROVAL

APPLICANT: RIC WEINSCHENK INC  
 ADDRESS: 16 PARK CIRCLE CAPE ELIZABETH 04107  
 SITE ADDRESS/LOCATION: 37 SUMMER PLACE  
 DATE: 11/28/95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  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.
2.  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.
3.  Your new street address is now 37 SUMMER PLACE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey 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.

7. \_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. ✓ \_\_\_\_\_ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. \_\_\_\_\_ 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.
10. ✓ \_\_\_\_\_ The site contractor shall establish finish grades at the building 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.
11. ✓ \_\_\_\_\_ 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 the drainage from the property.
12. ✓ \_\_\_\_\_ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

cc: Katherine Staples, P.E., City Engineer

Applicant: Rick Wortley  
Address: 37 Summer PLACE (lot #17)  
Assessors No.: 422-B-047  
Date: 12/1/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 A PRUD DEVELOPMENT

Interior or corner lot -

Use - 1 family house + GARAGE

Sewage Disposal - City

Rear Yards - ① minimum setback from EXTERNAL subdivision property  
Lines: 25' req - 25' shown

Side Yards - ② minimum distance between detached PRUD dwelling  
units: 16' req - (lot #6 already built - nothing on lot #18 yet)

Front Yards - ③ Recreation Areas shall be <sup>35' shown</sup> AT LEAST 25' from  
dwelling use S, (over 25' shown)

Height - 2 story

Lot Area - 6,500<sup>sq</sup> req 19,163<sup>sq</sup> shown

Building Area -

Area per Family -

Width of Lot - 75' shown

Lot Frontage -

Off-street Parking - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A Zone C

Note: No habitable spaces in a PRUD shall be below grade, except  
basements that are part of and below ground units



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

I. D. Number

Applicant Ric Weinschenk  
16 Park Circle C.E. 04107

22 November 1995  
Application Date Summer Place

Applicant's Mailing Address

Project Name/Description  
37 Summer Place (Lot #17)

Consultant/Agent Ric - Rick 767-3800

Address of Proposed Site 422-B-047

Applicant or Agent Daytime Telephone, Fax

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  Other (specify) \_\_\_\_\_  
1,904 GFC 3,756 Sq Ft 19,163 sq ft R-3 PRUD  
Proposed Building Square Feet or # of Units Acreage of Site 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan 50.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Marge Schmuckel

- Approved  Approved w/Conditions listed below  Denied

1. No habitable space in a PRUD shall be below grade, except basements that are part of and below ground units.

Approval Date 12/1/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: 37 Summer Place (Lot #17)



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Arthur Rowe, Code Enforcement Officer

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** June 26, 1996

**SUBJECT:** Permanent Certificate of Occupancy for 37 Summer Place (Lot 17)

I have reviewed the site construction of the single family residence at 37 Summer Place and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer

~~960209~~

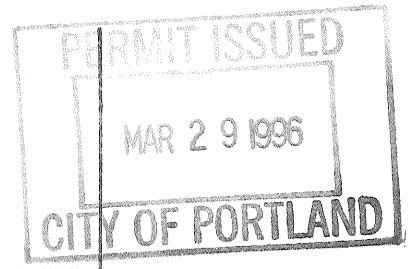
960210

FILL IN AND SIGN WITH INK



# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, .....



To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 28 March 1996

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 37 Summer Pl (Lot #17) Use of Building 1-fam No. Stories          New Building Existing "        "  
 Name and address of owner of appliance Ric Weinschenk]  
 Installer's name and address Salevsky & Sons Telephone           
P.O. Box 242 Cape Cottage Branch, C.E. 04107 883-8069

### General Description of Work

To install Oil fired - forced hot water heating system

### IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no  
 If so, how protected?          Kind of fuel? #2 Oil  
 Minimum distance to burnable material, from top of appliance or casing top of furnace 5'  
 From top of smoke pipe 4' From front of appliance 10+ From sides or back of appliance 5+  
 Size of chimney flue 8" Other connections to same flue no  
 If gas fired, how vented?          Rated maximum demand per hour 130,000  
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

### IF OIL BURNER

Name and type of burner Beckett Labeled by underwriters' laboratories? yes  
 Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom  
 Type of floor beneath burner concrete Size of vent pipe 7"  
 Location of oil storage basement Number and capacity of tanks 1-275  
 Low water shut off yes Make OEM No. 170  
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none  
 Total capacity of any existing storage tanks for furnace burners 1-275

### IF COOKING APPLIANCE

Location of appliance          Any burnable material in floor surface or beneath?           
 If so, how protected?          Height of Legs, if any           
 Skirting at bottom of appliance?          Distance to combustible material from top of appliance?           
 From front of appliance          From sides and back          From top of smokepipe           
 Size of chimney flue          Other connections to same flue           
 Is hood to be provided?          If so, how vented?          Forced or gravity?           
 If gas fired, how vented?          Rated maximum demand per hour         

### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Charlie Salevsky-Master Oil Burner 2710

Cost of Work: 4,200.00 40.00

Amount of fee enclosed?         

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Installer

NOTES

Permit No. \_\_\_\_\_

Location \_\_\_\_\_

Owner \_\_\_\_\_

Date of permit \_\_\_\_\_

Approved \_\_\_\_\_

*A R*  
*8/1/96*

*OK*

Two large sections of horizontal lines for notes, separated by a vertical line. The left section contains the handwritten text 'A R' and '8/1/96' above a large 'OK'.