DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SAPKO, ELEANOR

Located At 787 OCEAN AVE

Job ID: 2012-10-5274-HVAC

CBL: 423- A-002-030

has permission to Install a Pensotti Gas Fired Boiler

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

11.9.12

Fire Prevention Officer **Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No:	Date Applied:	CBL:	
2012-10-5274-HVAC	**10/25/2012**	**423- A-002-030**	
Location of Construction: **787 OCEAN AVE (76 ASHLEY LANE)**	Owner Name: **ELEANOR SAPKO & SHERRY ALLEN**	Owner Address: **76 ASHLEY LN** **PORTLAND, ME 04103**	Phone:
Business Name:	Contractor Name: **Caron & Waltz**	Contractor Address: **321 Lincoln St South Portland ME 04106**	Phone: **207-799-2228**
Lessee/Buyer's Name:	Phone:	Permit Type: **HVAC - HVAC**	Zone: **R-3**
Past Use: Residential condo – one of three units in building	Proposed Use: Same – residential condo – one of three units in the building – install direct vent gas fired boiler in basement	Cost of Work: **8000.00** Fire Dept: ___ Approved ___ Denied ___ N/A Signature: Capt. Perkins 11/8/12	CEO District: Inspection: Use Group: Type: Mech Gas Pgs Signature:
Proposed Project Description: **Installa Pensotti Gas Fired Boiler**		Pedestrian Activities District (P.A.D.)	
Permit Taken By: **Lannie**			

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 electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland	___ Variance	✓ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
___ Flood Zone	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	___ Approved
___ Site Plan	___ Approved	___ Approved w/Conditions
___ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: OK 10/26/12 ABM	Date:	Date: ABM

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 appication 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5274-HVAC **Located At:** 787 OCEAN AVE **CBL:** 423- A-002-030

Conditions of Approval:

Building

1. 713.3 Fire-resistance-rated walls. Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 713.3.1 through 713.3.3. Penetrations in smoke barrier walls shall also comply with Section 713.5.
2. The installation must comply with UL, the Manufacturers' Listing, MUBEC (IRC, 2009), and State of Maine Gas Regulations.
3. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. Maintain proper setback(s) from property lines/buildings and proper clearances from vertical openings when direct venting
5. A Carbon Monoxide (CO) alarm shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

Fire

1. Installation shall comply with City Code Chapter 10.
2. Fuel-fired boilers shall be protected in accordance with NFPA 101, *Life Safety Code*.
3. Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel–Burning Appliances*;
4. NFPA 31, *Standard for the Installation of Oil-Burning Equipment*;
5. NFPA 54, *National Fuel Gas Code*;
6. NFPA 90A, *Standard for the Installation of Air-Conditioning and Ventilating Systems*;
7. NFPA 91, *Standard for Exhaust Systems for Air Conveying Vapors, Gases, Mists, and Noncombustible Particulate Solids*;
8. NFPA 70, *National Electrical Code*; and the manufacturer's published instructions.

2012-10-5274

R-3

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT
HEATING OR POWER EQUIPMENT

423-A-2630

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 76 ASHLEY LANE Use of Building RESIDENCE Date 10/22/12

Name and address of owner of appliance SHERRY ALLEN

76 ASHLEY LANE, OCEAN WOODS CONDOMINIUMS, PORTLAND, ME 04103

Installer's name and address CARON + WALTZ, 321 LINCOLN STREET, SO. PORTLAND, ME 04106 Telephone 799-2228

Location of appliance:
- [X] Basement
- [ ] Floor
- [ ] Attic
- [ ] Roof

Type of Fuel:
- [X] Gas
- [ ] Oil
- [ ] Solid

Appliance Name: PENSOTTI SOLENNE PCC34

U.L. Approved [ ] Yes [ ] No

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

IF NO Explain:

The Type of License of Installer:
- [ ] Master Plumber #
- [ ] Solid Fuel #
- [ ] Oil #
- [X] Gas # PNT 1913
- [ ] Other

Type of Chimney:
- [ ] Masonry Lined
  Factory built
- [ ] Metal
  Factory Built U.L. Listing #
- [X] Direct Vent
  Type POLYPROPYLENE

RECEIVED
OCT 25 2012
Dept. of Building Inspections
City of Portland Maine

Type of Fuel Tank
- [ ] Oil NA
- [ ] Gas

Size of Tank NA

Number of Tanks NA

Distance from Tank to Center of Flame NA feet.

Cost of Work: $ 7,825.00

Permit Fee: $

5551

Approved

Fire:

Ele.:

Bldg.:

Approved with Conditions

[ ] See attached letter or requirement

Inspector's Signature Date Approved

Signature of Installer

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

2. TECHNICAL CHARACTERISTICS

2.1 Technical data

Model		PCC 34
CE Certification	n°	0694BN3485
Appliance Type		B23p-B33-C13-C33-C43-C53-C63-C83-C93
Appliance Category		II2H3B/P
Heat Input max	kW - BTU/hr	34 - 116013
Heat Input min	kW - BTU/hr	10 - 34121
Heat Output max - 122/86°F	kW - BTU/hr	36.2 - 123670
Heat Output max - 176/140°F	kW - BTU/hr	33.4 - 114041
Heat Output min - 176/140°F	kW - BTU/hr	9.7 - 33200
Efficiency 100% (full load 122/86°F)	%	95
Efficiency 30% (partial load 122/86°F)	%	97.5
Efficiency 100% (full load 176/140°F)	%	87.7
Efficiency 30% (partial load 176/140°F)	%	88.9
GAS DIRECTIVE 92/42/ECC - Efficiency marking	stars	4
Sedbuk	band	A
Central Heating circuit		
Central Heating water temperature setting (min-max)	°C – °F	30-80 / 25-40 – 86-176 / 77-104
Max. heating working temperature	°C – °F	80 – 176
Expansion vessel capacity	gal	1.85
Max. working pressure (heating)	bar - psi	2.1 - 30
Min. working pressure (heating)	bar - psi	0.3 - 4.29
Domestic Hot Water circuit		
D.H.W. temperature setting (min-max)	°C – °F	35-70 – 95-160
Max. Hot water working pressure	bar - psi	6 – 86
Min. Hot water working pressure	bar - psi	0.5 - 7.16
D.H.W. flow rate at ΔT 45°F (25°C)	l/min - gal/min	19.96 - 5.27
D.H.W. flow rate at ΔT 54°F (30°C)	l/min - gal/min	16.63 - 4.40
D.H.W. flow rate at ΔT 63°F (35°C)	l/min - gal/min	14.26 - 3.77
Dimensions (Boiler casing size)		
Width	in	16.1
Height	in	28.7
Depth	in	12.2
Weight (net)	lb	88
Hydraulic connections		
Central Heating Flow connection	NPT	3/4"
Central heating Return connection	NPT	3/4"
Cold water mains connection	NPT	1/2"
D. Hot water connection	NPT	1/2"
Gas connection	NPT	1/2"
Flue systems		
Horizontal-Concentric flue system	Ø mm - in	80/125 - 3.15/5
Max. Flue length	m - ft	8 - 26
Gas Supply		
Natural gas G 20		
Inlet pressure	mbar - psi	20 - 0.29
Gas consumption	m^3/h - ft^3/h	3.60 – 127.13
Propane G31		
Inlet pressure	mbar - psi	37 - 0.53
Gas consumption	m^3/h - ft^3/h	1.38 – 48.73
Electrical specifications		
Power supply	V/Hz	110/60
Electrical power consumption	W	180
Electrical protection	IP	X4D

3.10 Venting

Improper venting of combination water heater can result in excessive levels of carbon monoxide which can result in severe personal injury or death. This combination water heater must be vented in accordance with the "Venting of Equipment" section of the latest edition of the ANSI Z223.1 / NFPA 54 Natural Gas Code and/or the "Venting systems and air supply for appliances" section of the latest version of the CAN/CSA B149.1 Natural Gas and Propane Installation Code in Canada and in accordance with all applicable local building codes.

Venting Guidelines

For best results, keep the vent system as short and straight as possible.

Locate the combination water heater as close as possible to the vent termination.

The combination water heater vent must not be common vented with any other gas appliance or vent stack.

Slope vent upwards towards the vent terminal at a rate of 1/8" per foot (1% slope).

Vent termination must be a minimum of 12" above grade or expected snowfall.

Vent and air intake pipe must be supported every 4 feet of horizontal run and every 5 feet of vertical run.

PENSOTTI and Direct Vent

All PENSOTTI Combination Water Heaters are prepared at the factory to be direct vent (sealed combustion) units which draw all of their required combustible air directly from outside the building.

All PENSOTTI Combination Water Heaters use a 3/5" concentric vent (polypropylene inner exhaust pipe with a painted aluminum outer pipe).

The exhaust vent material must only be polypropylene. Do not use anything other than polypropylene as a means of venting flue gases from the Pensotti Combination Water Heater.

Contaminated Make-Up Air Will Damage the Unit

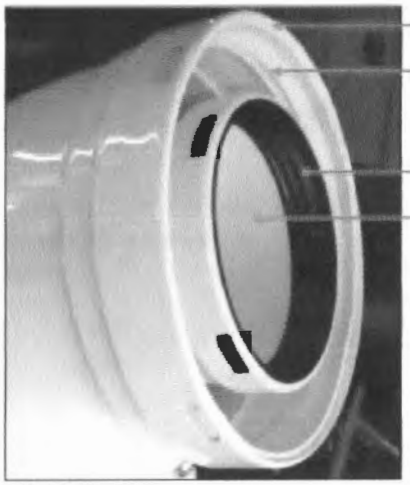
We recommend not operating the combination water heater in an area that is or will be under construction or renovation.

The PENSOTTI warranty will not cover damage and premature wear caused to the unit due to installation in a contaminated environment.

All concentric venting must be checking for cross contamination using a combustion analyzer inserted into the makeup air test port on the venting adapter. Analyzer must NOT read anything in excess of "0 ppm" Carbon Monoxide (CO). Any leaks must be repaired before continuing operation of the water heater.

Warranty will not be available if the water heater is used for construction heat.

Venting Pictures & Illustrations



Maximum Equivalent Vent Lengths

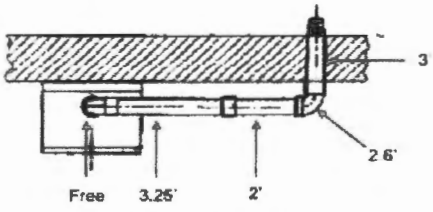
PC 18	29.25 Feet
PC 34	26 Feet
PC 50	16.25 Feet

Equivalent Fittings Lengths

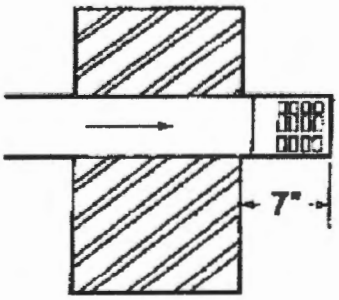
90 Degree Elbow	2.6 Feet
45 Degree Elbow	1.64 Feet
Extensions/Terminals	Measured Lengths

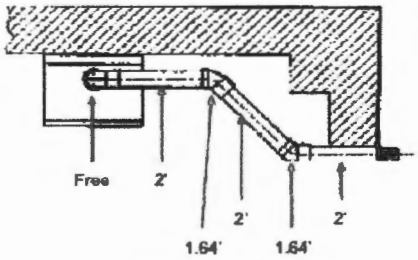
On **Horizontal** vent systems the 2/4" to 3.15/5" transition and first elbow are not calculated into the equivalent length of run.

On **Vertical** vent systems the vent termination is not calculated into the equivalent length of run.



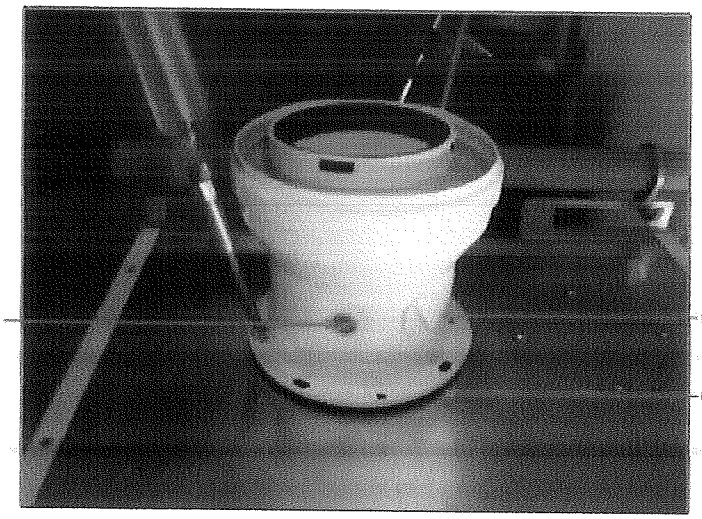
Equal to 10.85'



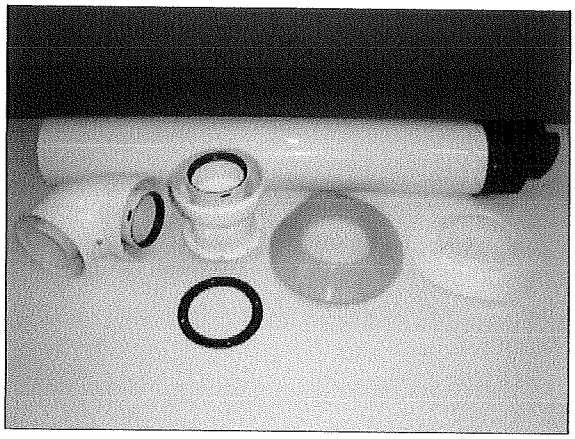


Equal to 9.28'

Rotate Transition To Desired Position And Secure Using Screws Provided



Included With Each Combination Water Heater Is A PAHVK Horizontal Kit



Lubricate Rubber Gaskets, with Supplied Silicone Lubricant, and Install Venting Components. Fully Seat Then Secure With 2 - No. 8 x ½" Zinc Coated Screws

Do not over lubricate

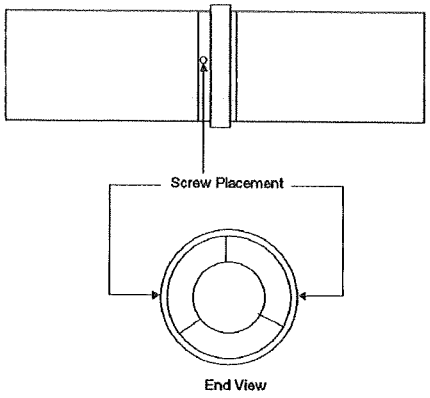
Assemble immediately after lubrication

Pensotti Solenne Series

Fastening of Venting Components

All concentric venting systems installed with Pensotti Solenne condensing wall mounted boilers must be fastened together to reduce the chance of the venting components separating.

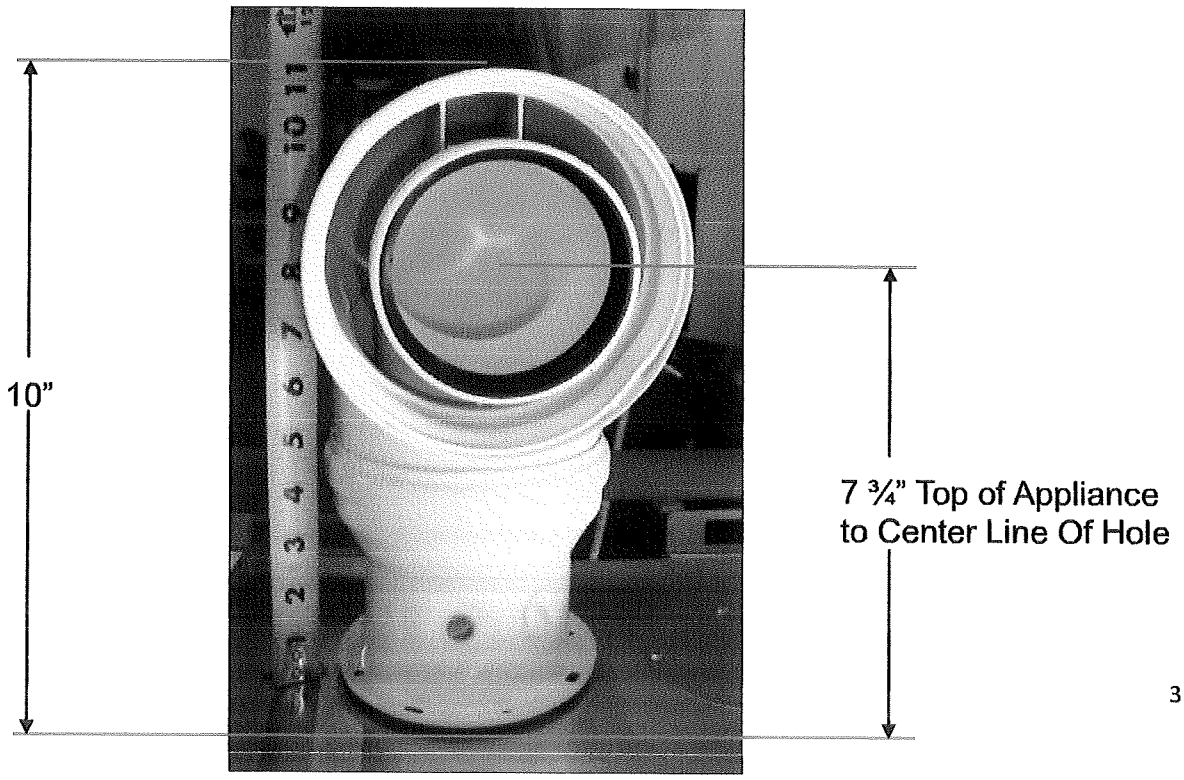
Two screws must be fastened through the outer air intake pipe, behind the gasket, at equal distances apart. The screws must be no longer than No. 8 x 1/2 " sheet metal screws and must be zinc coated or stainless steel.

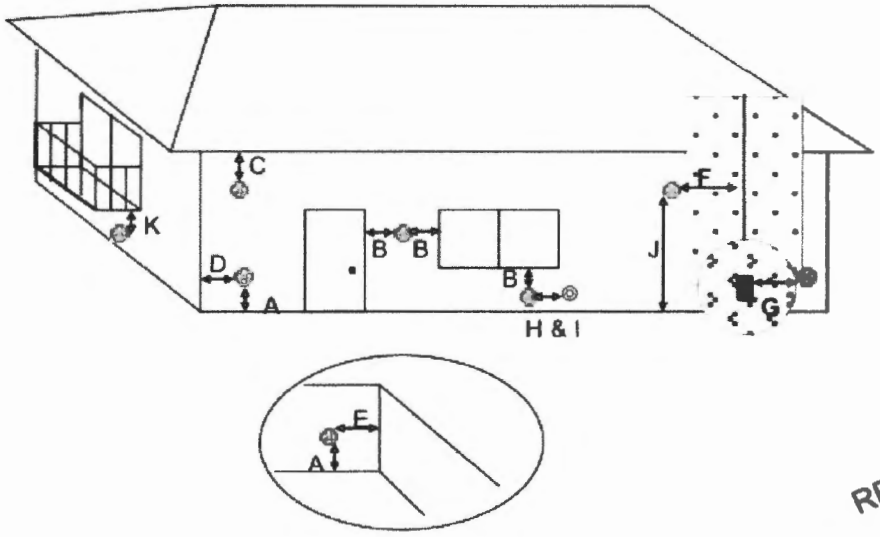


Be sure not to pierce the inner poly exhaust pipe.

Failure to comply with these instructions could result in property damage, personal injury or loss of life.

12" Clearance Suggested From The Top Of The Appliance To Ceiling





Direct Vent Termination Minimum Clearances	
A = 12"	Clearance above grade, snowline, deck, porch or balcony
B = 12"	Clearance to window or door that may be opened
C = 24"	Vertical clearance to ventilated and unventilated soffit within a 2' distance horizontally from center line of DV termination
D = 12"	Minimum distance to outside corner
E = 18"	Minimum distance to inside corner, included walls and fences.
F = 48"	Not to be installed above a gas meter/regulator within F from the center line of the meter/regulator
G = 48"	Minimum clearance to service regulator vent outlet, gas meter or electrical meter
H = 12"	Clearance to non-mechanical inlet air opening into the building
I = 36"	Clearance to a mechanical air inlet into the building
J = 84"	Minimum distance above a paved sidewalk or driveway located on public property. If terminal is located between two single family residences with a sidewalk or driveway between; the same 84" clearance applies.
K = 24"	Minimum clearance beneath porch, deck, veranda or balcony, only if the area below is completely open on at least two sides.

State and local codes may require different clearances, consult the local authority having jurisdiction in each area for details.

The vent hood must be installed on the leeward side of the structure. Avoid installing the vent hood on the side of the structure receiving normal prevailing winds.

The termination shall be located so that flue gasses, or condensate from the flues gasses, are not directed as to jeopardize people, building materials, building construction, siding or soffits. Flue gasses from the termination shall not be allowed to enter any type of structure.

The termination shall be located no less than 48" above or to the side of the exhaust for any other oil, gas or solid fuel appliance

Assessor's Plan

1 inch = 50 feet

City of Portland Assessor's Office and the GIS Workgroup
2005

Ocean Woods Condominium

1
33,695 SF

2
277,172 SF

ASHLEY LN (private)

OCEAN AVENUE

3
172,498 SF

BRIARWOOD (private)

A

30
156,997

RECEIVED
OCT 2 5 2012
Dept. of Building Inspections
City of Portland Maine

Proposed Street

33
54,460 SF

20
5,063 SF

12
5,133 SF

13
4,993 SF

21
4,989 SF

25
19,979 SF

9
8,060 SF

PRESUMPSCOT STREET

Sheet 420-D

Sheet 421-D

Sheet 416-C

6
11,455 SF

EBEN HILL DR (private)

Townhomes at
Ocean East
Condominiums

4
496,774
(with 424-A-038)

MARITIME LN (private)

SANCTUARY LN (private)

10
108,947 SF

16
10,000 SF

17
5,830 SF

18
2,160

19
5,925 SF

24
2,444 SF

23
14,374 SF

C.M.P. CO. Right-of-Way

16' Easement Emergency Access

5
317,552 SF (Total)
(with 424-A-001)

11
88,085

C.M.P. CO. Right-of-Way

C.M.P. CO. Right-of-Way

Sheet 424-A