

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0705	Issue Date:	CBL: 428 L001001
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Location of Construction: 605 WASHINGTON AVE	Owner Name: AURORA LOAN SERVICES LLC	Owner Address: 10350 PARK MEADOW DR	Phone:
Business Name:	Contractor Name: Matt Litchfield	Contractor Address: 14 Lyman Street Westbrook	Phone 2073324115
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: R-5

Past Use: 2 Unit Residential	Proposed Use: 2 Unit Residential - install a Baxi Luna 310 Boiler in basement	Permit Fee: \$150.00	Cost of Work: \$12,850.00	CEO District: 4
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>HVAC</i> <i>State Gas Regs</i> Signature: <i>[Signature]</i>
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Proposed Project Description:
install a Baxi Luna 310 Boiler in basement

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 06/16/2010
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Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
 - Building permits do not include plumbing, septic or electrical work.
 - 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..
- PERMIT ISSUED**
- JUN 24 2010

Special Zone or Reviews
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/condition Date: <i>6/17/10</i> <i>hgm</i>

Zoning Appeal
<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:

Historic Preservation
<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ASU</i> Date:

City of Portland

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6/16 2010

Received from Matthew Kaufman

Location of Work 605 Washington

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other 110A/C

CBL: 428-L-1

Check #: CE Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0705	Date Applied For: 06/16/2010	CBL: 428 L001001
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Location of Construction: 605 WASHINGTON AVE	Owner Name: AURORA LOAN SERVICES LLC	Owner Address: 10350 PARK MEADOW DR	Phone:
Business Name:	Contractor Name: Matt Litchfield	Contractor Address: 14 Lyman Street Westbrook	Phone (207) 332-4115
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: 2 Unit Residential - install a Baxi Luna 310 Boiler in basement	Proposed Project Description: install a Baxi Luna 310 Boiler in basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/17/2010

Note: **Ok to Issue:** ✓

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/24/2010

Note: **Ok to Issue:** ✓

- 1) The installation must comply with the State of Maine Gas Regulations.

PERMIT ISSUED

JUN 24 2010

City of Portland

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT

JUN 24 2010

City of Portland

428-L-1

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 605-607 ^{Washington Ave} Rosemont St Use of Building Unit Rental Date 6-16-10
 Name and address of owner of appliance Matt Dennett 44 Murray St
Augusta, Me. 04330
 Installer's name and address Matt Litchfield 14 Lyman St
Westbrook Me 04092 Telephone 332-4115

Location of appliance:
 Basement Floor
 Attic Roof

Type of Fuel:
 Gas Oil Solid

Appliance Name: Baxi Lina 310
 U.L. Approved Yes No

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

IF NO Explain: _____

The Type of License of Installer:
 Master Plumber # _____
 Solid Fuel # _____
 Oil # _____
 Gas # PNT5151
 Other _____

Type of Chimney:
 Masonry Lined
 Factory built Direct Vent
 Metal
 Factory Built U.L. Listing # _____
 Direct Vent
 Type _____ UL# _____

Type of Fuel Tank
 Oil
 Gas

Size of Tank _____
Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 12,850.00
Permit Fee: \$ 150

RECEIVED
 JUN 16 2010
 Dept of Building Inspection
 City of Portland Maine

Approved

Approved with Conditions

Fire: _____
 Ele.: _____
 Bldg.: _____

See attached letter or requirement

Inspector's Signature _____ Date Approved _____

Signature of Installer Matt Litchfield

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



FILL IN AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

JUN 24 2010

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

428-L-1

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 605-607 Washington Ave Use of Building Unit Rental Date 6-16-10
 Name and address of owner of appliance Ma H Dennett 44 Murray St
Augusta, Me. 04330
 Installer's name and address Ma H Litchfield 14 Lyman St
Westbrook Me 04092 Telephone 332-4115

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Baxi Luna 310

U.L. Approved Yes No

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

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT5151
- Other _____

Type of Chimney:

- Masonry Lined
Factory built Direct Vent
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ U.L.# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 12,850.00

Permit Fee: \$ 150

Approved

Approved with Conditions

Fire: _____

Ele.: _____

Bldg.: _____

See attached letter or requirement

Inspector's Signature _____

Date Approved _____

Signature of Installer Ma H Litchfield

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

BAXI

LUNA 3 COMFORT

High efficiency gas fired wall mounted combination boiler
Chaudière murale à gaz à rendement élevé

WARNING: If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, personal injury or death.

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- **WHAT TO DO IF YOU SMELL GAS**
 - Do not try to light any appliance.
 - Do not touch any electrical switch; do not use any phone in your building.
 - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
 - If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed by a qualified installer, service agency or the gas supplier.

AVERTISSEMENT: Assurez-vous de bien suivre les instructions données dans cette notice pour réduire au minimum le risque d'incendie ou d'explosion ou pour éviter tout dommage matériel, toute blessure ou la mort.

- Ne pas entreposer ni utiliser d'essence ou ni d'autres vapeurs ou liquides inflammables à proximité de cet appareil ou de tout autre appareil.
- **QUE FAIRE SI VOUS SENTEZ UNE ODEUR DE GAZ**
 - Ne pas tenter d'allumer d'appareil.
 - Ne touchez à aucun interrupteur; ne pas vous servir des téléphones se trouvant dans le bâtiment.
 - Appelez immédiatement votre fournisseur de gaz depuis un voisin.
Suivez les instructions du fournisseur.
 - Si vous ne pouvez rejoindre le fournisseur, appelez le service des incendies.
- L'installation et l'entretien doivent être assurés par un installateur ou un service d'entretien qualifié ou par le fournisseur de gaz.

Installation and servicing instructions *Notice d'installation et d'entretien*



BAXI S.p.A., one of the leading European enterprises to produce central heating and hot water devices for domestic use (wall-mounted gaz-operated boilers, floor-standing boilers, electrical water-heaters and steel heating plates) has obtained the QSC certificate of conformity to the UNI EN ISO 9001 norms. This certificate guarantees that the Quality System applied at the **BAXI S.p.A.** factory in Bassano del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norm, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.

BAXI S.p.A., l'une des entreprises leader en Europe dans la production d'appareils de chauffage et sanitaires à usage domestique, (chaudières murales à gaz, chaudières au sol, chauffe-eau électriques, plaques de chauffe en acier), a obtenu la certification CSQ de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage aux usines **BAXI S.p.A.** de Bassano del Grappa, où l'on a produit cette chaudière, satisfait la plus sévère des normes - c'est-à-dire la UNI EN ISO 9001 - qui concerne tous les stades d'organisation et le personnel intéressé du procès de production et distribution.

1. Locate the flue elbow on the adaptor at the top of the boiler. Set the elbow to the required orientation (rear, right or left).
2. Measure the distance from the outside wall face to the elbow (Fig. 3). This dimension will be known as 'X'.
3. Taking the air duct, mark dimension 'X' as shown (Fig. 4). Measure the length of waste material, and transfer the dimension to the flue duct (Fig. 4).
4. Remove the waste from both ducts. Ensure that the cut ends are square and free from burrs.
5. Remove the flue elbow from the adaptor.

IMPORTANT: Check all measurements before cutting. Clearance to combustible materials when using concentric system is zero.

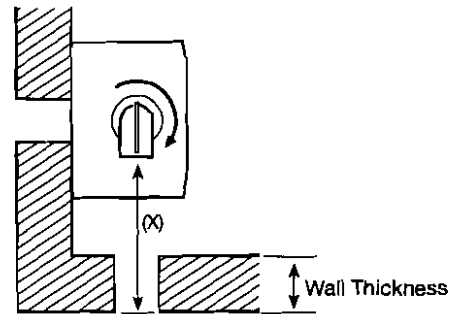
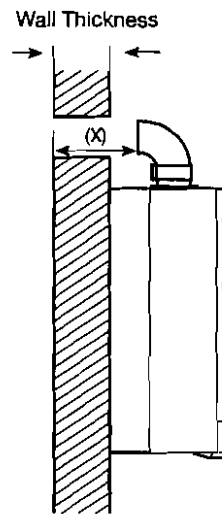


Fig. 3

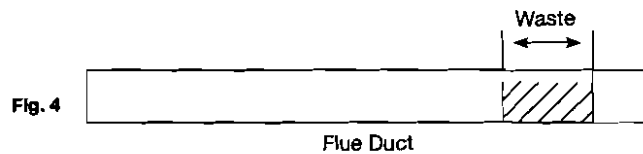
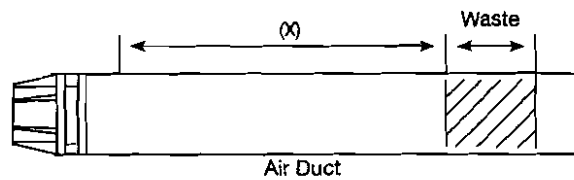
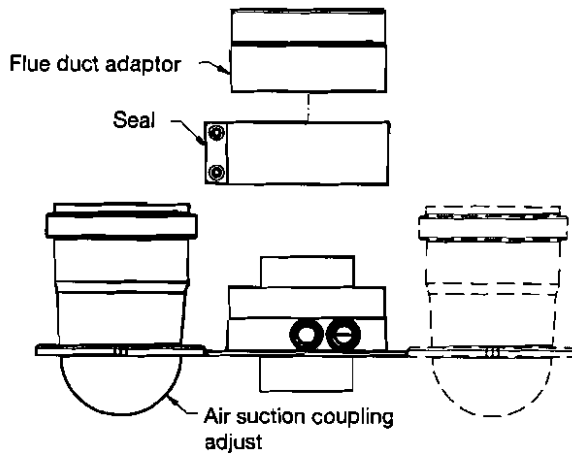


Fig. 4



08042501/03/176

(L1+L2) MAX	CONTROL POSITION	CO ₁ %	
		G20	G31
0 ÷ 2	1	7,4	8,5
2 ÷ 10	2		
10 ÷ 25	3		

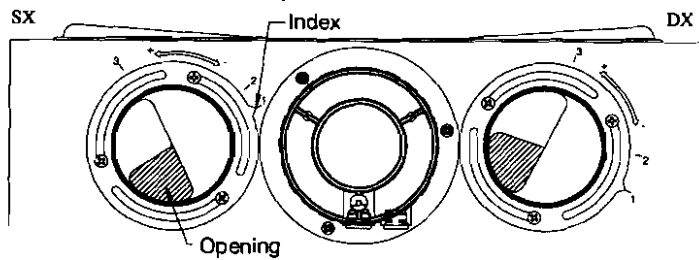


Fig. 15

3.5 FLUE TERMINAL LOCATION

Fig. 16 IN COMPLIANCE WITH CGA B149

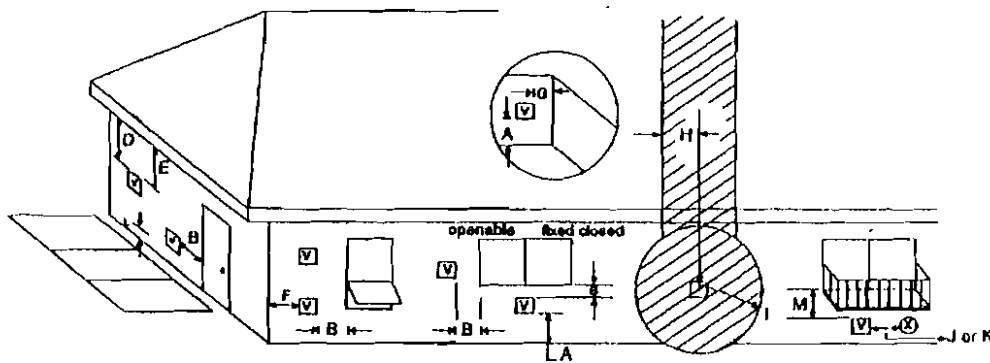


Fig. 16

V = VENT TERMINAL

X = AIR SUPPLY INLET

= AREA WHERE TERMINAL IS NOT PERMITTED

Vent Termination Minimum Clearances

A = 12"	clearances above grade, veranda, porch, deck or balcony
B = 12"	clearances to window or door that may be opened
D = 18"	vertical clearance to ventilated soffit located above the terminal within a horizontal distance of 2 feet (60 cm) from the centre line of the terminal
E = 18"	clearance to unventilated soffit
F = 9"	clearance to outside corner
G = 6"	clearance to inside corner
H = 4 ft. (U.S.A.)	not to be installed above a gas meter/regulator assembly within H horizontally from the centre line of the regulator
I = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to service regulator vent outlet
J = 9" (U.S.A.)	clearance to non-mechanical air supply inlet to building or the combustion air inlet to any other appliance
K = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to a mechanical air supply inlet
* L = 7 ft.	clearance above paved side-walk or a paved driveway located on public property
** M = 18"	clearance under veranda, porch, deck or balcony

- * a vent shall not terminate directly above a side-walk or paved driveway which is located between two single family dwellings and serves both dwellings unless terminated 7ft above sidewalk.
- ** only permitted if veranda, porch, deck or balcony is fully open on a minimum of 2 sides beneath the floor.

Note: local Codes or Regulations may require different clearances.

The flue terminal must be exposed to the external air and the position must allow the free passage of air across it at all times. In certain weather conditions the terminal may emit a plume of steam. Avoid positioning the terminal where this may cause a nuisance.

If the terminal is fitted less than 6.56 ft / 2 m above a surface to which people have access, the terminal must be protected by a terminal guard.

3.6 BOILER LOCATION

The boiler is not suitable for external installation.

The boiler must be installed on a flat vertical wall which is capable of supporting the weight of the boiler.

The boiler may be installed in any room or internal space, although particular attention is drawn to the requirements of the current electrical provisions with respect to the installation of the boiler in a room or internal space containing a bath or shower. Where a room-sealed boiler is installed in a room containing a bath or shower, it must not be possible for a person using the bath or shower to touch any electrical switch or boiler control utilising mains electricity.

The boiler may be installed in a cupboard or compartment, provided it is correctly designed and sufficiently ventilated for that purpose.

3.7 CENTRAL HEATING SYSTEM - FIG. 17

The boiler is designed for use in a sealed central heating system.

Refer to Technical Data, section 2.8, for details of the heating system volume.

The system should be designed to operate with flow temperatures of up to 185 °F / 85°C. When designing the system, the pump head, expansion vessel size, mean radiator temperature, etc. must all be taken into account. Refer to the pump performance table for guidelines.

The boiler is supplied with the following components built in:

Pressure relief valve - set to operate at 43 p.s.i. / 3 bar. The discharge pipe must be routed clear of the boiler to a drain, in such a manner that it can be seen, but cannot cause injury to persons or property.

Manual operation of relief valve at least once a year.

- WARNING:**
1. Avoid contact with hot water coming/out
 2. Prevent water damage

Pressure gauge - to indicate the system pressure to be maintained.

Expansion vessel - with a capacity of 2.2 gal / 10 l and pre-charged to a pressure of 7.25 p.s.i. / 0.5 bar.

By-pass - The boiler incorporates an automatic by-pass. However, where all radiators are fitted with thermostatic radiator valves, an external by-pass must be fitted.