

Michael J. Nugent
Manager

Joseph E. Gray, Jr.
Director



City of Portland

STOP WORK NOTICE

December 15, 2000

Mr. Dwight Brackett
84 Contry Lane
Portland, Maine 04103

RE: 59-61 Maggie Lane
CBL: 342-A-011

Certified Mail Receipt#: 7099 3400 0019 5716 3015

Dear Mr. Brackett:

An evaluation of the property at 59-61 Maggie Lane, Lot #8, revealed that the structure fails to comply with Article 6 of the Building Code of the City of Portland.

A.) Section 111.3 (all work shall conform to the approved application and approved construction documents for which the permit was issued).

B.) Section 111.4 (All new work shall be located strictly in accordance with the approved site plan).

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code (1999 BOCA). All construction activity must "Stop" immediately.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8709, if you wish to discuss the matter or have any questions.

Sincerely,

S. K. Wentworth
Code Enforcement Officer

Cc: Central File

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab
(other than additions), Change of Use**

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

NOTE** If 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: <u>Maggie Lane Lot 8</u>	
Total Square Footage of Proposed Structure	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <u>342</u> Block# <u>A</u> Lot# <u>011</u>	Owner: <u>DWIGHT BRACKETT</u>
Telephone#: <u>772-0543</u>	
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>1213</u>
Current use: <u>VACANT</u>	Proposed use: <u>S/F</u>
Project description: <u>ATTENTION TO ELEVATION AND DAY LIGHT AMOUNT # 001189 ADD DECKS -</u>	
Contractor's Name, Address & Telephone <u>DWIGHT BRACKETT 84 COUNTRY LANE PORTLAND ME 04463</u> Rec'd By: <u>[Signature]</u>	

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

- All construction must be conducted in compliance with the 1999 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 1999 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 YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES

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

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

Building Plans are required for all construction, including interior rehab (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 damp proofing
- 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>Deejeet Oberoi</i>	Date: <i>12/22/00</i>
--	------------------------------

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERCIAL PROJECTS

LAND USE - ZONING REPORT

ADDRESS: Maggie Lane lot #8 DATE: 1/5/01

REASON FOR PERMIT: Amendment - Add 2 decks and Altan elevation
with daylight basement in rear

BUILDING OWNER: Dwight Buckel C-B-L: 342-A-11

PERMIT APPLICANT: owner

APPROVED: with conditions, #1, #12, #13

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 Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions) with the same height, and the same use. Any changes to any of the above shall require that this structure meet the current zoning standards.
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 new 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 including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: There shall be no exterior open stairways

from the 2 rear decks. The approval is for decks only.

The approval of the grade changes is based upon

That approved by Chris Earle from DeLUCA-

Hobman. A copy of that Dean in scorable form shall
be submitted to his office to document the approvals
Marge Schmuckel

Marge Schmuckel, Zoning Administrator
temporary or
Permanent Certificate
of occupancy,
prior to the

BUILDING PERMIT REPORT

DATE: 22 December ADDRESS: 59th Maguire Lane #78 CBL: 342-4011

REASON FOR PERMIT: Amend #601189 add deck/1st floor deck bases

BUILDING OWNER: Daright Brackett

PERMIT APPLICANT: _____ CONTRACTOR: SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 0 PERMIT FEES: _____

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: \$1 *11 *29 *31
#32 *35 #37 #38

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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/Masonry Sections 2111.3-2111.4.
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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 7'6". (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 1010.4)
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 closure'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)

Handwritten signature/initials

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/1999), 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
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 be installed and maintained to NFPA #72 Standard
22. The Sprinkler System shall be installed and 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/1999)
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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by 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 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
37. *All requirements of original permit shall be adhere.*
38. *The decks shall have a design load of 40 psf.*


 Michael Nugent, Building Inspector
 Michael Nugent, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Lot #8 MAGGIE LANE - Amended Grades Approval

Grade Previously Disturbed

Original Grade

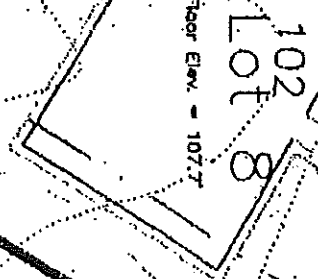
Lot 9

30.00' drainage easement

Elev. Top of Walk in Foundation = 102.5' (0.5' above grade)

1st (Sub) Floor Elev. = 107.7'

Lot 8



104

103

98

98

102

Lo

N65°14'11"E
35.57'

R=83.00'
13.90'

L=46.42'
R=87.50'

L=50.72'
L=97.13'

S83°50'25"W
230.91'

S83°56'22"W
198.11'

CITY OF PORTLAND

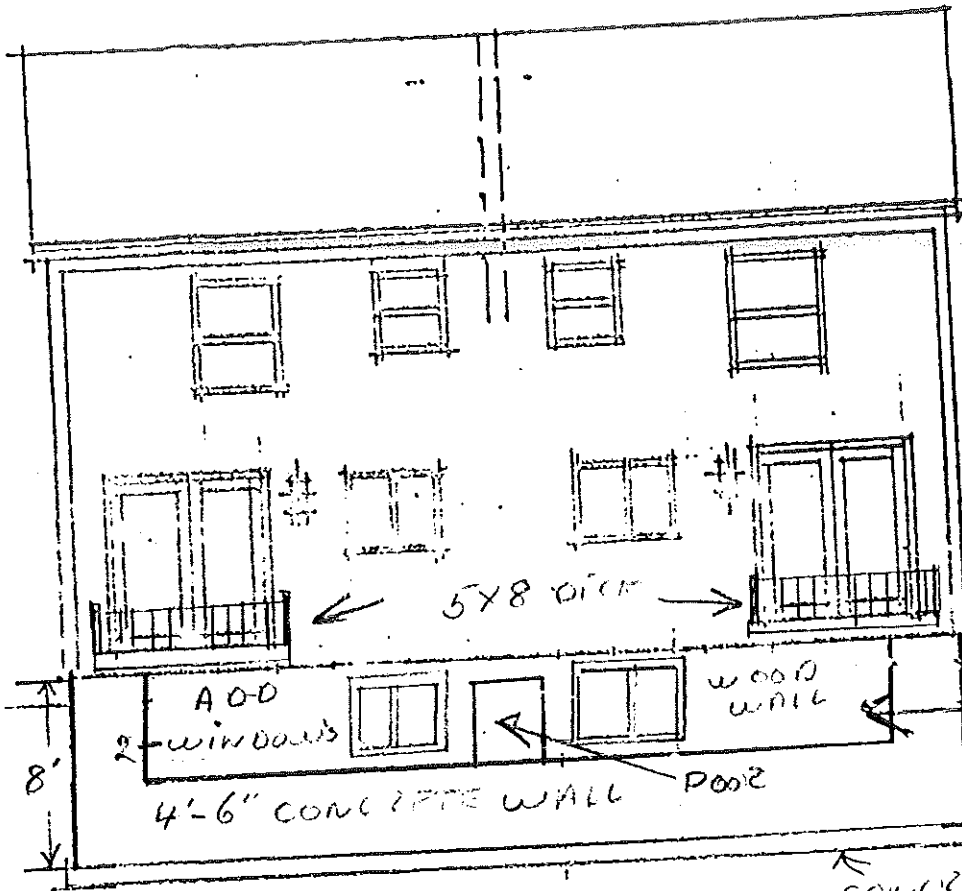
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL CONDITIONS

DATE OF APPROVAL

1-8-01

342-A-11

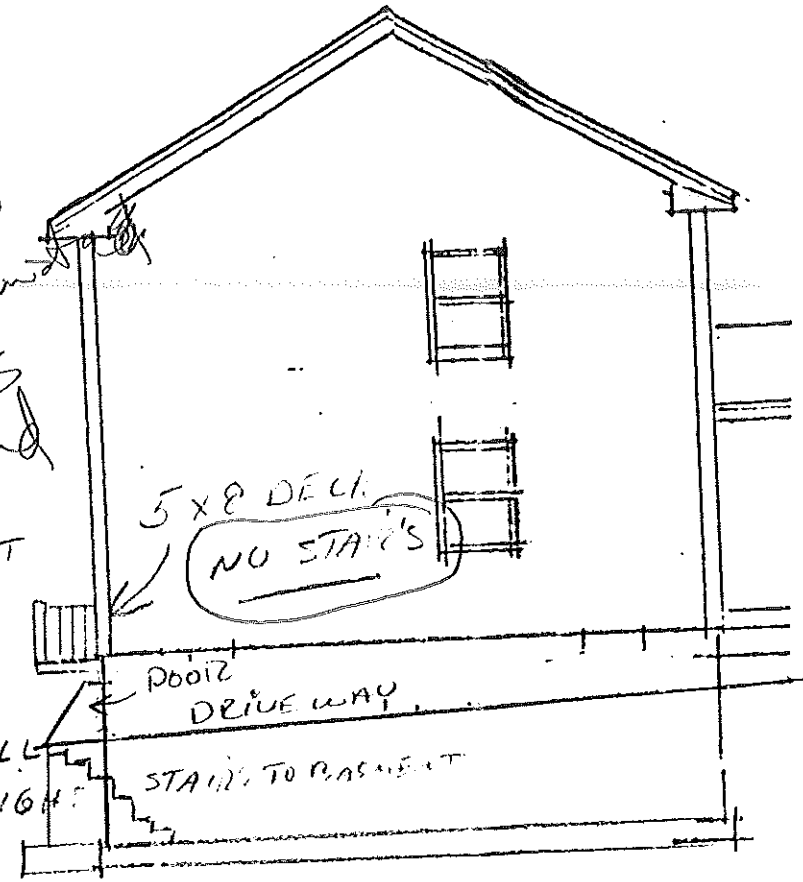


REAR ELEVATION

Required
to eliminate
any stairs
to ground
STREET

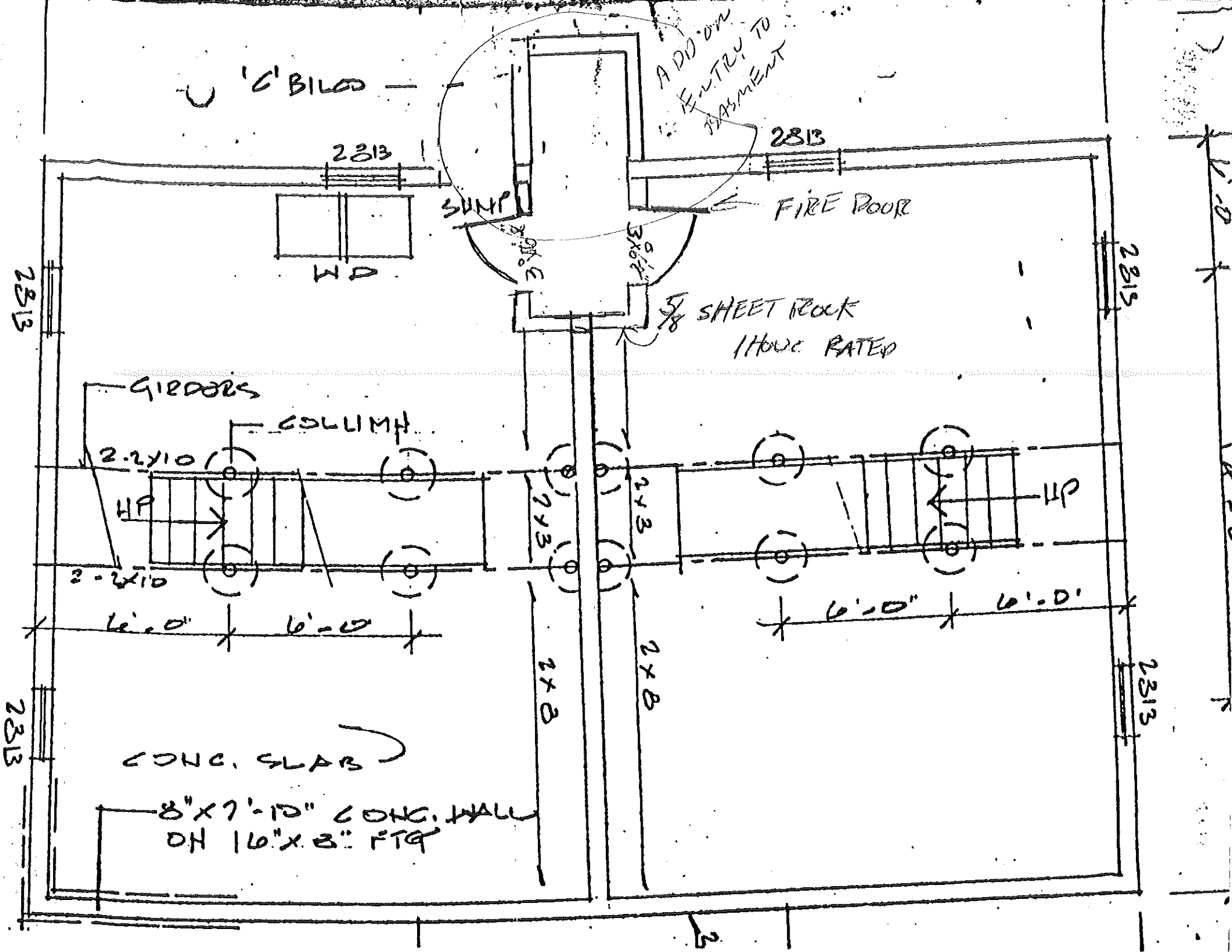
4'-0" DROP
IN WALL
PARTIAL DAYLIGHT

CONCRETE FOOTING



LEFT ELEVATION

Revised
PLANS



'C' BILD

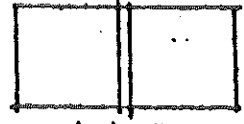
A DOOR ENTRY TO
BASEMENT

2x13

2x13

SUMP

FIRE POOR



WD

5/8 SHEET ROCK
1 HOUR RATED

2x13

2x13

GIRDERS

COLUMN

2-2x10

HP

2-2x10

6'-0"

6'-0"

6'-0"

6'-0"

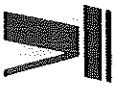
2x13

2x13

CONC. SLAB

8" X 7'-10" CONC. WALL
ON 16" X 8" FTG

3



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

December 12, 2000

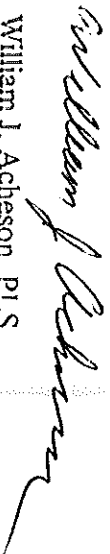
Dwight Brackett
84 Country Lane
Portland, Maine 04103

Dear Mr. Brackett:

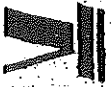
I am writing to inform you that the foundation you built on Lot 8 does meet the setback requirements as defined on the plan entitled "Space and Bulk Requirements Lot 8," by Gorill-Palmer Consulting Engineers, Inc. dated February 2000. This assertion is based on field work conducted on December 4, 2000.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,



William J. Acheson, PLS



Fitcham Associates

Land Surveying
Land Planning

133 Gay Road
Falmouth, Maine 04105-2029
(207) 757-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 828-4699

DATE 2/22/00

FAX COVER SHEET

TO Kathy

COMPANY

NAME

City of Portland

FAX NO.

874-8716

NUMBER OF PAGES (INCLUDING COVER SHEET)

6

MESSAGE:

Lot 5 Messic Lane

FROM Bill Adams

Chris Exler is getting a copy of the approved
grade elevations

Notes

1. Bearings are referenced to plan reference 1.
2. Elevations are based on the US Coast and Geodetic Survey 1929 Datum. Benchmark: USGS Disk K5-110, Elevation 109.485'.

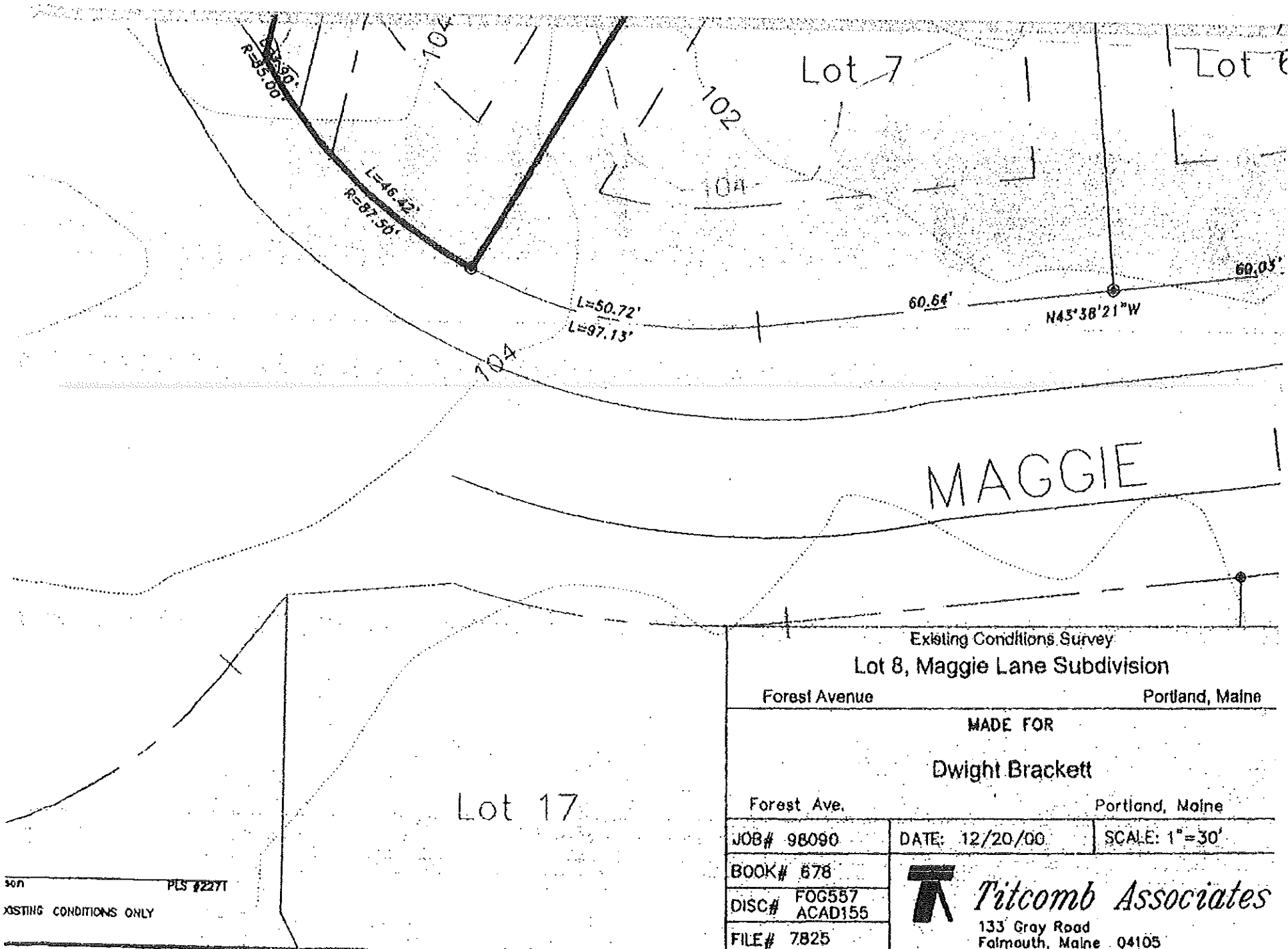
References

1. Standard Boundary Survey, Maggie Lane Subdivision, by Titcomb Associates dated February 2, 1999 and revised through August 27, 2000.
2. Space and Bulk Requirements - Lot 8, by Garrill-Palmer Consulting Engineers, Inc dated February, 2000.

LEGEND	
●	Iron pipe found
●	5/8" Capped Rebar Set
⊙	Utility pole
—	Edge of pavement
~	Existing contour as of 12/22/00
...	Original Contour
—	12' Setback Line (May be altered per Plan Ref. 1)
▨	Existing building

William J. Asheton

SEAL IS FOR EXISTING CONDITIONS ON



Existing Conditions Survey

Lot 8, Maggie Lane Subdivision

Forest Avenue

Portland, Maine

MADE FOR

Dwight Brackett

Forest Ave.

Portland, Maine

JOB# 98090

DATE: 12/20/00

SCALE: 1"=30'

BOOK# 678

DISC# FOG557
ACAD155

FILE# 7825



Titcomb Associates

133 Gray Road
Falmouth, Maine 04105

307 PLS #227T

EXISTING CONDITIONS ONLY

Grade Previously Disturbed

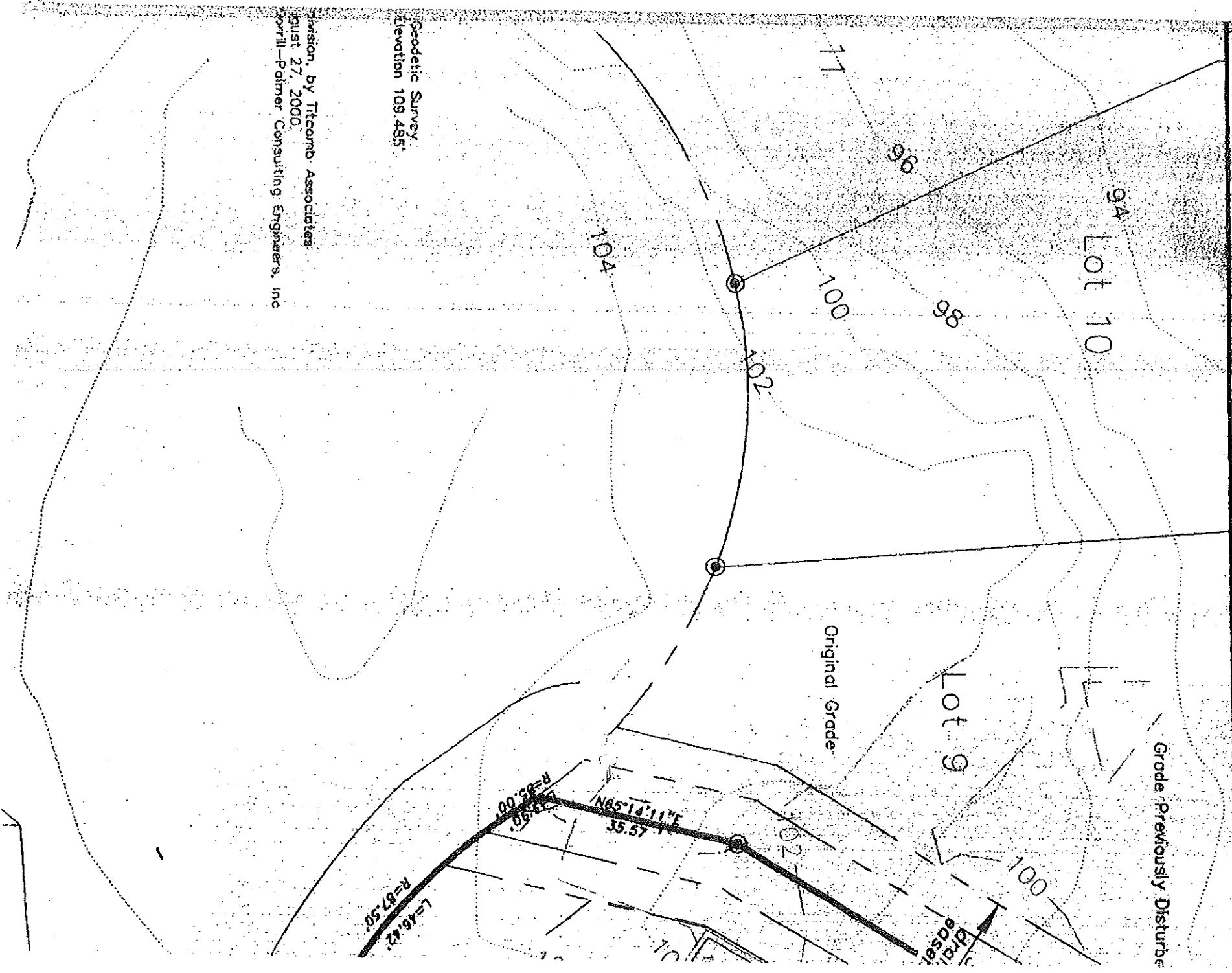
9A Lot 10

Lot 9

Original Grade

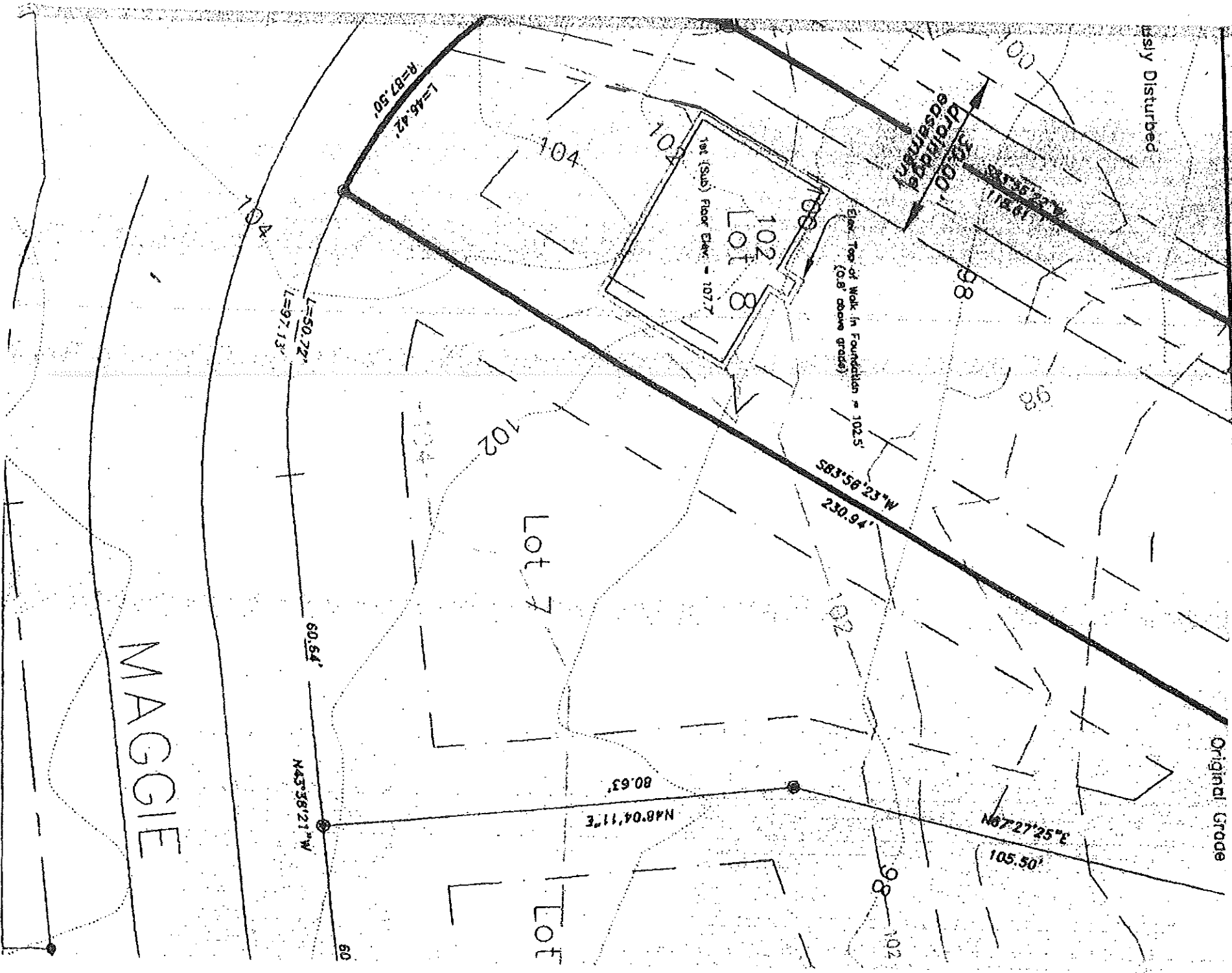
Geodetic Survey:
Elevation 109.435'

Division, by Titcomb Associates,
August 27, 2000
Scribble—Palmer Consulting Engineers, Inc



Very Disturbed

Original Grade



MAGGIE

Lot 7

Lot

Lot 8

104

102

100

98

98

102

98

102

104

L=50.72'
L=97.13'

60.54'

N43°56'21\" W

60

N48°04'11\" E

80.63'

S83°56'23\" W
230.94'

N67°27'25\" E

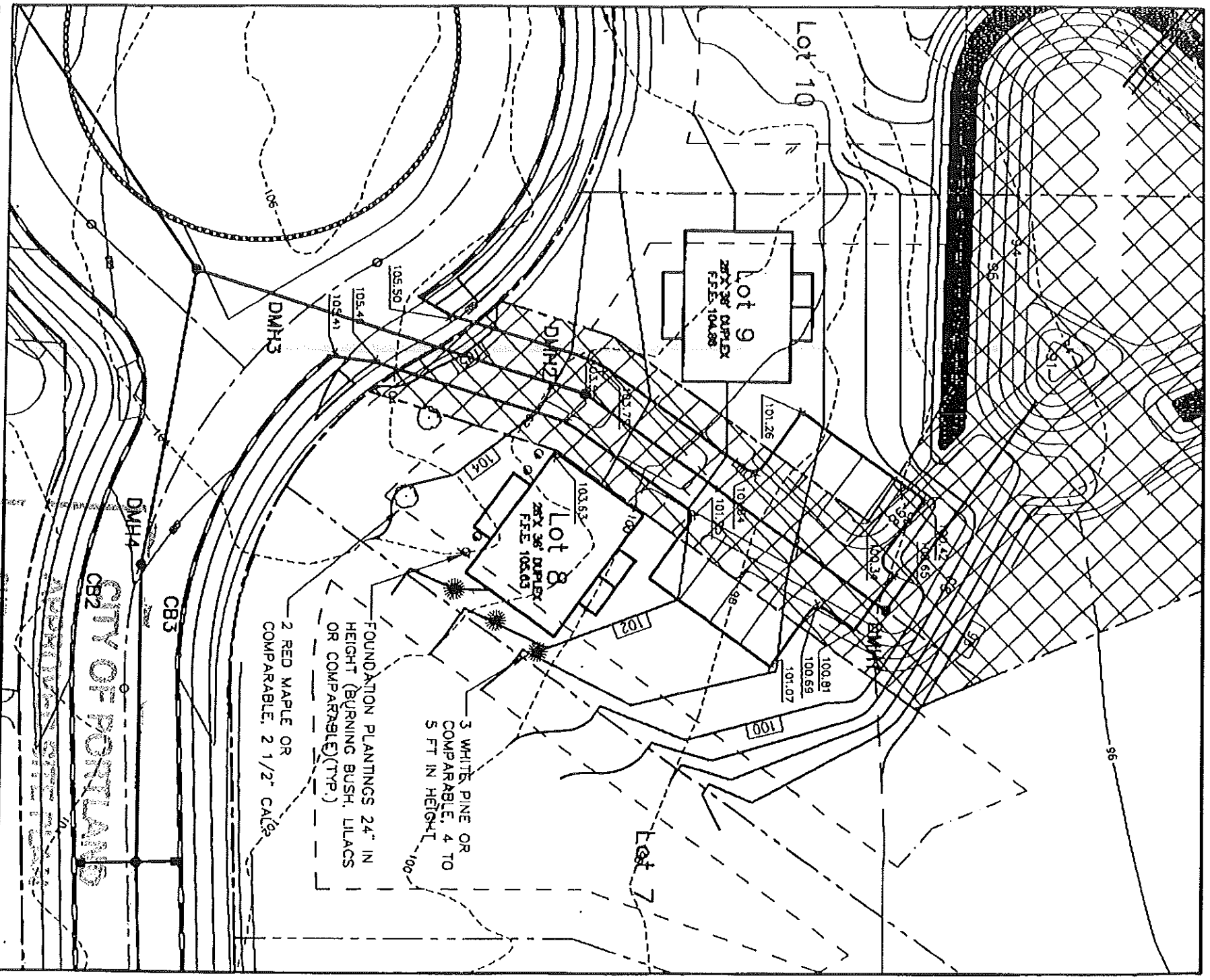
105.50'

Original
Elevation

Elev. Top of Walk in Foundation = 102.5'
(0.8' above grade)

1st (Sub) Floor Elev. = 107.7'

L=46.42'
R=87.50'



Designer: DER	Date: AUG. 2000
Draft: 08	Job No.: 99103
Checked: AMP	Scale: 1" = 30'
File Name: 99103-AL-LOT82.DWG	

GP
 Gerrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 GRY, ME 04039
 207-657-6910

Drawing Name: **Grading & Drainage**
 Project: **10-16-00**
MAGGIE LANE, PORTLAND

Figure No. **3**

SPACE AND BULK REQUIREMENTS - LOT 8

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	20 FT.
REAR YARD	20 FT.
SIDE YARD*	8 FT.
1 STORY	8 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	60 FT.
OTHER USES	

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS

received
 10/12/00

DATE OF APPROVAL 10-18-00

Revision	003	Date:	FEB 2000
Date:	LAY	Iss. No.:	99103
Checked:	AMP	Scale:	NONE
File Name:	99103-ALU-L0752.DWG		

GP Traffic and Civil Engineering Services
 PO Box 123726 Main Street
 Croft, ME 04039
 207-657-6910

Drawing Name: **Space & Bulk Requirements Lot 8**
 Project: **MAGGIE LANE, PORTLAND**

Figure No. **1**

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

20000168

I. D. Number

Gerrill Palmer

9/6/00

Applicant

Application Date

P.O. Box 10127, Portland, ME 04104

Maggie Lane Lot 8

Applicant's Mailing Address

Project Name/Description

SAA

59- 61 Maggie Ln, Portland Maine 04103

Consultant/Agent

Address of Proposed Site

773-4988

342-A-011

773-2267

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 59-61 Maggie Lane.

, 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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

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

Applicant shall coordinate with Diversified Properties and their contractor A. H. Grover for all utility connections and curb opening to insure compliance with the approved subdivision plans.

Applicant shall be responsible for installation and maintenance of erosion control measures including silt fence, hay bales, etc.

Applicant shall minimize and be responsible to clean up any tracking of mud and other debris from city streets..

Planning Conditions of Approval

1. building roof shall have a min. 7 in 12 pitch
2. the right and left building side elevations shall have a min. of 2 windows per floor (4 windows per side)

Inspections Conditions of Approval

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland

Street: Portland

Subdivision Lot #: Lot 3 51-53 Maggie Lane

PROPERTY OWNERS NAME

Bonnie Construction

Last: _____ First: _____

Applicant Name: _____

Mailing Address of Owner/Applicant (If Different): 22 Riverside Dr. Biddeford, ME 04001

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.

Signature of Owner/Applicant: [Signature] Date: 1/3/01

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 # 62241

#1 - 342 A 01 - 469

Department of Human Sciences
Division of Health Engineering

PORTLAND
Date Permit Issued: _____
L.P.I. # 01124

7577 TOWN COPY
\$ 1114.00 FEE
 Double Fee Charged

[Signature]
Local Plumbing Inspector Signature

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 _____

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Number	Column 1 Type of Fixture	
	Number	Type of Fixture		Number	Type of Fixture
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.	4	Hosebibb / Sillcock	2	Bathtub (and Shower)	
		Floor Drain		Shower (Separate)	
		Urinal	2	Sink	
		Drinking Fountain	2	Wash Basin	
		Indirect Waste	2	Water Closet (Toilet)	
		Water Treatment Softener, Filter, etc.	2	Clothes Washer	
		Grease / Oil Separator	2	Dish Washer	
		Dental Cuspidor	2	Garbage Disposal	
		Bidet		Laundry Tub	
		Other: _____	1	Water Heater	
Fixtures (Subtotal) Column 2		15	Fixtures (Subtotal) Column 1		
Fixtures (Subtotal) Column 2		4	Fixtures (Subtotal) Column 2		
		19	Total Fixtures		
		114	Fixture Fee		
			Transfer Fee		
			Hook-Up & Relocation Fee		
		114	Permit Fee (Total)		

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

342 A OFFICIAL

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 575 Maggie Lane Use of Building Residential Date 1/12/01
Name and address of owner of appliance Dracbet Construction

Installer's name and address Young Engineers 19 Chandler St
B. DeFord phone 6405 Telephone (207) 282-0523

Location of appliance: Basement Floor Attic Roof

Type of Fuel: Gas Oil Solid

Appliance Name: New Pro
U.L. Approved Yes No

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

IF NO Explain: _____

The Type of License of Installer:
 Master Plumber # _____
 Solid Fuel # _____
 Oil # M520067677
 Gas # _____
 Other _____

Type of Chimney: Masonry Lined Factory built

Metal Factory Built U.L. Listing # _____

Direct Vent UL# _____
Type New Pro
Shawnee

Type of Fuel Tank Oil Gas

Size of Tank 275L

Number of Tanks 1

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 5,500.00

Permit Fee: \$ 30.00

Approved [Signature]
Fire: _____
Ele.: _____
Bldg.: _____

Approved with Conditions
 See attached letter or requirement

Signature of Installer [Signature] Inspector's Signature _____ Date Approved _____

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

Magge Lane

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

NOTE**If 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.

Maggie Lane Development

9/5/00

Applicant
P.O. Box 10127 Portland 04104
Applicant's Mailing Address
Gerrill Palmer
Consultant/Agent

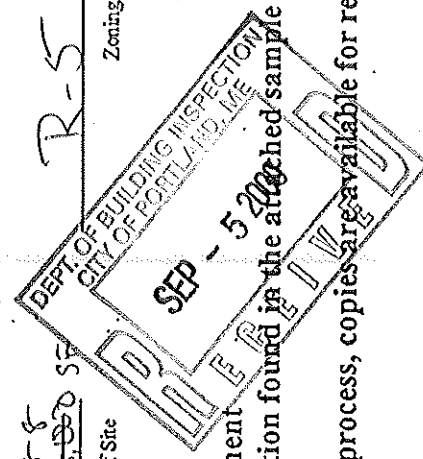
Application Date
Duplex Lot & Maggie Lane
Project Name/Description
Lot & Maggie Lane
Address Of Proposed Site
342-A-11

Applicant/Agent Daytime telephone and FAX 773-4988
773-2267 Fax
Proposed Development (Check all that apply) New Building Building Addition Warehouse/Distribution Other(Specify) _____

Assessor's Reference, Chart#, Block, Lot#
Change of Use Residential Office Retail

1872. - 2 units 21385 0.06, 0.00 \$
Proposed Building Square Footage and /or # of Units Acreage of Site

R-5 Zoning
\$400.00
9/5
1180



You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement.
 - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: [Signature] Date: 9/5/00

Site Review Fee: Major \$500.00 Minor \$400.00
This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	01-0279	Issue Date:	APR 10 2011	City:	Portland
				Phone:	207-772-8628

Location of Construction:	61 Maggie Ln (lot 8)	Owner Name:	Brackett, Dwight	Owner Address:	84 Country Lane, Portland ME 04103	Phone:	207-772-8628
Business Name:	n/a	Contractor Name:	Brackett, Dwight	Contractor Address:	84 Country Lane Portland	Phone:	2077728629
Lessee/Buyer's Name:	n/a	Phone:	n/a	Permit Type:	Single Family	Zone:	

Past Use:	Vacant	Proposed Use:	New Single Family / Amendment to permit # 01003; amend 2 decks with stairs. **Mail owner	Permit Fee:	\$0.00	Cost of Work:	\$0.00	INSPECTION:	R-3 Dec 18 99 SB
-----------	--------	---------------	--	-------------	--------	---------------	--------	-------------	------------------------

Proposed Project Description:	Amendment to permit # 01003	Signature:		Signature:	
Permit Taken By:	gg	Date Applied For:	04/02/2001	Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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
Date: <i>04/02/2001</i>	Date:	Date: <i>4/16/11</i>

- 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..

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 _____

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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.**

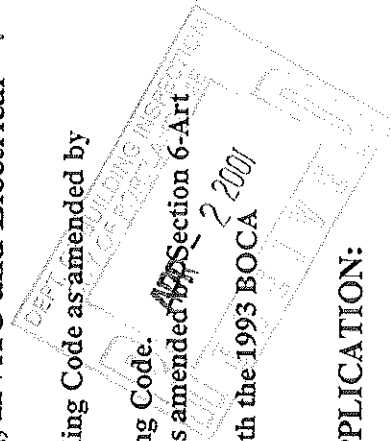
Location/Address of Construction: <u>LOT 48 MATHÉG IELANE</u>	
Total Square Footage of Proposed Structure <u>5 X 8</u>	Square Footage of Lot <u>0.00</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>392</u> Block# <u>A</u> Lot# <u>011</u>	Owner: <u>DWIG HT BRACKET</u> Telephone#: <u>772-8629</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: Cost Of Work: Fee: \$ <u>3000</u>
Current use: <u>VA CANT</u> Proposed <u>SF</u>	
Project description: <u>AMEND 2 DECKS / WE HAVE PERMIT FOR DECKS - WOULD LIKE W/TA STAIRS TO AMEND ADD STAIRS TO DECK - SEE PLANS</u>	
Contractor's Name, Address & Telephone <u>DWIG HT BRACKET 84 COUNTRY LAKE PORTLAND ME 04103</u> Rec'd By: <u>Conf</u>	

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

- All construction must be conducted in compliance with the 1999 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 1999 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 YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.



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

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".

ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11" X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

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 damp proofing
- 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:  Date: 3/23/61

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 4/6/01 ADDRESS: 61 Maggie Lane CBL: 342-A-01

REASON FOR PERMIT: Amend to add new stairs from Deck

BUILDING OWNER: Brachetti Dwight

PERMIT APPLICANT: Same / CONTRACTOR Same

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 0 PERMIT FEES: \$300.00

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: 1-11-13 #37

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 7'6". (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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
 16. 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. ft. (Section 1010.4)
 17. 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)
 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
 19. 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)

Hzd

20. 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/1999), 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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/1999)
25. 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".
26. 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.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements. *Decks only - No Bay windows*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

P. Samuel Hoffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmueckel, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH101/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

*****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**