

CITY OF PORTLAND, ME
 BOCA 1999 Plan Review Record
 One and Two Family Dwelling

Valuation: \$130,000.00 Plan Review # _____

Fee: \$244.00 Date: 1 July 2001

Building Location: 82 Kansas Ave. CBL: 399-D-008

Building Description: Single Family dwelling attached private garage

Reviewed By: S. Hoffes

Use or Occupancy: R-3 Type of Construction: 503

Numerals indicated in parentheses are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with the regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.	Before placing concrete for foundation, you shall call TH's office for a setback inspection	111.0
3.	Foundation drains shall comply with section 1813-S.2	1813-S.2
4.	Foundation anchor shall comply with section 2305.12	2305.12
5.	Waterproofing & dampproofing shall comply with section 1813.0	1813.0
6.	Private garages shall comply with section 4030	4030
7.	Garages & porches shall comply with NFPA 211	NFPA 211
8.	Guardrails & handrails shall comply with sec. 1021.0	1021.0
9.	STAIR CONST. shall comply with section 1014.0	1014.0
10.	Sleeping room egress or rescue windows shall comply with section 1014.4	1014.4
11.	Smoke detectors shall comply with section 920.3.2	920.3.2
12.	Ventilation and access to crawl spaces attic spaces shall comply with sections 1210 & 1211.0	1210.0 1211.0
13.	Edge element fasten schedule shall comply with Table 2305.2	Table 2305.2

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

- Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- ~~NA~~ Insulated footing provided
- Soil bearing value (table 1804.3)
- Footing width
- Concrete footing (1810.0) .3.1, 3.2
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Foundation Walls

- Design (1812.1)
- Minimum thickness Tables 1812.3.2.(1) & 1812.3.2.(2)
- ~~NA~~ Water proofing and damp proofing Section 1813
- Sill plate (2305.17)
- ~~NA~~ Anchorage bolting in concrete (2305.17)
- Columns (1912)
- ~~NA~~ Crawl space (1210.2) Ventilation
- Crawl opening size (1210.2.1)
- Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

- Joists - Non sleeping area LL40PSF (Table - 1606)
- Joists - Sleeping area LL30PSF (Table - 1606)
- Grade
- Spacing
- Span
- Girder 4" bearing 2305.6.1

Floors (contd.)

- Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

Roof rafters - Design (2305.15) spans
 Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
 Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

Approved materials (1404.1)
 Performance requirement (1505)
 Fire classification (1506)
 Material and installation requirements (1507)
 Roof structures (1510.0)
 Type of covering (1507)

Chimneys and Fireplaces
BOCA Mechanical/1993

Masonry (1206.0)
 Factory - built (1205.0)
 Masonry fireplaces (1404)
 Factory - built fireplace (1403)
 NFPA 211

Mechanical
1993 BOCA Mechanical Code

Load Design Criteria

Floor live load sleeping	30 PSF	<input checked="" type="checkbox"/>
Floor live load non sleeping	40 PSE	<input checked="" type="checkbox"/>
Roof live load	42 PSF	<input checked="" type="checkbox"/>
Seismic Zone	C	<input checked="" type="checkbox"/>
Weathering area	S	<input checked="" type="checkbox"/>
Frost line depth	4' MIN	<input checked="" type="checkbox"/>
Exterior balconies	60 PSF	<input checked="" type="checkbox"/>
Decks	42 PSF	<input checked="" type="checkbox"/>
Guardrails & Handrails	200 Live Load	<input checked="" type="checkbox"/>

Glazing (Chapter 24)

<input checked="" type="checkbox"/> Labeling (2403.1)
<input type="checkbox"/> Louvered window or jalousies (2403.5)
<input type="checkbox"/> Human impact loads (2406.0)
<input type="checkbox"/> Specific hazardous locations (2406.2)
<input type="checkbox"/> Sloped glazing and skylights (2405)
<input type="checkbox"/> Safety glazing (2406.0)

Private Garages (Chapter 4)

<input checked="" type="checkbox"/> General (407)
<input type="checkbox"/> Beneath rooms (407.3)
<input type="checkbox"/> Attached to rooms (407.4)
<input type="checkbox"/> Door sills (407.5)
<input type="checkbox"/> Means of egress (407.8)
<input type="checkbox"/> Floor surface (407.9)

Egress (Chapter 10)

- One exit from dwelling unit (1010.2)
- Sleeping room window (1010.4)
- EXIT DOOR (1017.3) 32" W 80" H
- Landings (1014.3.2) stairway
- Ramp slope (1016.0)
- Stairways (1014.3) 36" W
- Treads (1014.6) 10" min.
- Risers (1014.6) 7 3/4" max.
- Solid riser (1014.6.1)
- Winders (1014.6.3)
- Spiral and Circular (1014.6.4)
- Handrails (1022.2.2) Ht.
- Handrail grip size (1022.2.4) 1 1/4" to 2"
- Guards (1012.0) 36" min.
- _____
- _____

Smoke Detectors (920.3.2)

- Location and interconnection
- Power source

Dwelling Unit Separation

Table 602

NA

Electrical

NFPA # *7A*

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Planation: _____
 Street: _____
 Subdivision Lot #: 32 Kenwood

Last Name: Maxwell First: David
 Applicant Name: _____
 Mailing Address of Owner/Applicant (if Different): 47 Kenwood Ave
50 Portland, ME 04103

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 Inspector to deny a Permit.
 Signature of Owner/Applicant: _____ Date: 1-11-02

2003-9513
 Department of Human Sciences
 Division of Health Engineering

PORTLAND
 Date Permit Issued: 16-11-02
 Subject: _____
 Local Plumbing Inspector Signature: _____

8124 TOWN COPY
 \$1961001 FEE Double Fee
 L.P.I. # 360

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 # 28576A

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						
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. OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	Hosebibb / Sillcock Floor Drain Urinal Drinking Fountain Indirect Waste Water Treatment Softener, Filter, etc. Grease / Oil Separator Dental Cuspidor Bidet Other: _____	2 1 1 1 1 1 1 1 1 1	2 1 1 1 1 1 1 1 1 1	Bath tub (and Shower) Shower (Separate) Sink Wash Basin Water Closet (Toilet) Clothes Washer Dish Washer Garbage Disposal Laundry Tub Water Heater	2 1 1 1 1 1 1 1 1 1						
						OR TRANSFER FEE \$6.00		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
						SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	
						Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1		Total Fixtures	

Fixtures (Subtotal) Column 2	15
Fixtures (Subtotal) Column 1	13
Total Fixtures	28
Fixture Fee	150
Transfer Fee	75
Hook-Up & Relocation Fee	150
Permit Fee (Total)	96



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

CBL 399 D008001

Issued to: Pines Of Portland Inc / Pines of Portland

LOCATION

82 Kansas Ave

Date of Issue

10/23/2002

~~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. 01-0770, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Single Family Dwelling with Attached
2 Car Garage

APPROVED OCCUPANCY

Use Group R-3 Type 5b
(Boca 1999)

Limiting Conditions:

This certificate covers only permit #01-0770. Any other work shall require separate permit

This certificate supersedes certificate issued

Approved:

10/23/02

(Date)

Tom Rod

(Signature)

Michael J. Murphy

Inspector of Buildings

Notice: This certificate authorizes special use of building or premises, and ought to be restricted from other to avoid safety property damage hazards. Copy will be furnished to owner of adjacent lot.