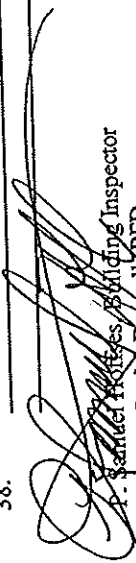


16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer'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)
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/1996), 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
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a 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. *Prevents conditions still in force*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. *Fire Partitions shall be done in accordance with section 711.0 of the bldg. Code*
- 36.
- 37.
- 38.


 Lt. Marge Schumack, Building Inspector
 Lt. M. McDougall, PFD

cc: Marge Schumack, Zoning Administrator

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

COMMENTS

See permit 09-0807 for *[Signature]*
11/15/09 Final inspection for unit #103 all o.k. Temporary c/o to be issued w/ conditions OK

10/5/00 Final inspection void # 4 - OK for CAFE (20)

Inspection Record

Type

Date

Foundation:

Framing:

Plumbing:

Final:

Other:

CITY OF PORTLAND, ME
 BOCA 1996 Plan Review Record
 One and Two Family Dwelling

Valuation: \$100,000.00 Plan Review # 1529
 Fee: \$624.00 Date: 23 Sept, 99

Building Location: 1502 Washington Ave Units # 3rd CBL: 347-C-038

Building Description: One building Two Code Units

Reviewed by: S. McFees

Use or Occupancy: R-3 Type of Construction: 5B

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

NO:	Description	Code Section
	Correction List	
1.	All Site Plan and Building Code requirements shall be completed before a Certificate of Occupancy can or will be issued.	
2	Private garages	402.0
3	Chimneys and Vents BOCA Mech/93 Ch. 7.2	NEPA 211
4	Sound Transmission Control	1214.0
5.	Guardrails	1021.0
6.	Handrails	1023.0
7.	Headroom	1204.0
8.	Stair Construction	1014.0
9.	Sleep room egress windows	1018.6
10.	Smoke detectors	921.0
11.	Building element Fastening	2305.2
12.	Boring, Utility, Welding, 2305.44, 2305.51, 2305.5.3	

Foundations (Chapter 18)

Wood Foundation (1808)

Completed on other permit

Design
Installation

Footings (1807.0)

Depth below (outside) grade 4' minimum,
but below frost line except for insulated footings.

Insulated footing provided

Soil bearing value (table 1804.3)

Footing width

Concrete footing (1810.0) 3.1, 3.2

Foundation Walls
On Separate Permit

Design (1812.1)

Minimum thickness Tables 1812.3.2.(1) & 1812.3.2.(2)

Water proofing and damp proofing Section 1813

Sill plate (2305.17)

Anchorage bolting in concrete (2305.17)

Columns (1912)

Crawl space (1210.2) Ventilation

Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

NA Joists - Non sleeping area LL40PSF (Table - 1606)

Joists - Sleeping area LL30PSF (Table - 1606)

Grade

Spacing

Span

Girder 4" bearing 2305

Roof-Ceiling Construction (Chapter 23)

- ~~NA~~ 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

- ~~NA~~ Masonry (1206.0)
- ~~SR~~ Factory - built (1205.0)
- ~~MT~~ Masonry fireplaces (1404)
- ~~SR~~ Factory - built fireplace (1405)

Mechanical
1993 BOCA Mechanical Code

Egress (Chapter 10)

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

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

Dwelling Unit Separation
Table 602

SR

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building):		1502A Washington Ave. Portland Unit 304	
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	038	Owner:	JANIE DEVELOPMENT
Chart# 347	Block# C	Lot# 644	Telephone#: 797 9534
Owner's Address:	2 Flintlock Lane FALMOUTH, ME. 04105	Lesser Buyer's Name (If Applicable)	SEB DIVISION MEADOW RISE
Proposed Project Description: (Please be as specific as possible)	CONSTRUCT ONE BUILDING WITH TWO CONDO (UNITS 304)		
Contractor's Name, Address & Telephone	DEVELOPMENT JANIE & FLINTLOCK ME FALMOUTH 04105		Rec'd By WBS
Current Use: VACANT / FOUNDATION	Proposed Use: CONDOMINIUM		

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

• All construction must be conducted in compliance with the 1996 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.

• HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

- 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 dampproofing
 - 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>Julie C. Wilkin</i>	Date: 4.22.99
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

