

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716.

Location of Construction: 50 Shepherd Lane		Owner: Joe & Mary Jo Hamilton		Phone: 797-5051	Permit No: 960175
Owner Address:		Leasee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 15 1996 CITY OF PORTLAND </div>
Contractor Name: H. Russo Construction Services		Address: 29 Hale St Portland, ME 04103		Phone: 774-7443 800-444-9163	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 100,000.00 PERMIT FEE: \$ 520.00	Zone: CBL: 351-A-007 Zoning Approval: 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"/>
Proposed Project Description: Construct Single Family Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>R3</i> Type <i>5B</i> Signature: <i>[Signature]</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: Mary Grosik		Date Applied For: 13 March 1996			

- This permit application doesn't 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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Michael Russo* ADDRESS: _____ DATE: 13 March 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

Approved
 Approved with Conditions
 Denied

Date: *3/13/96*

CEO DISTRICT 7
MR. Jordan

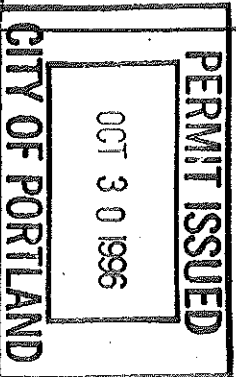


FILL IN AND SIGN WITH INK

961089

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,



To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 50 Shepherd Lane

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 50 Shepherd Lane Use of Building 1-fam No. Stories New Building Existing "
Name and address of owner of appliance Hamilton, Joe
Installer's name and address Vincent Heating & AC 50 Hawthorne St Ptld, ME 04103 Telephone 774-4762
General Description of Work
To install Oil fired - forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? # 2 Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance 5' From sides or back of appliance 1'
Size of chimney flue 8" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 105,000 BTU's
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4"
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off yes Make OEM No. 170
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back
From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Cost of Work: 7,300.00 55.00 Permit Fee
Charles Spuzuoco
Master Oil Burner: #2699
Amount of fee enclosed:

APPROVED:

Signature of Installer

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

Handwritten signatures and stamps at the bottom of the page.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

M. Russo Construction Services
29 Hale Street
Portland, Maine 04103

March 15, 1996

RE: 50 Shepherd Lane
Portland, Maine

Dear Mr. Russo,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspections - See Development Review Coordinator's requirements - P. Samuel Hoffses
Development Review Coordinator - a) Please read and implement attached standard conditions (1-6, 8, 10-15). b) Applicant shall maintain and clean driveway and road frontage during construction. c) Erosion control (silt fence) shall be installed and maintained along the sidewalk until the site has become 80 percent revegetated. - J. Seymour

Building Code Requirements

1. Please read and implement items 1, 2, 7., 9, 10, 11, 13, 14, 15, 16 and 17 of the attached Building Permit Report.
2. Perimeter foundation drain shall be installed as per section 1813 of the Building Code (The BOCA/1993 National Building Code)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses

Chief, Code Enforcement Division

cc: J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: March 15, 1996

ADDRESS: 50 Shepherd Lane

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Joe and Mary Hamilton

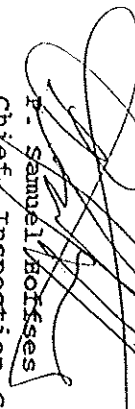
CONTRACTOR: M. Russo Construction Services

APPROVED: Per items 1, 2, 7, 9, 10,
11, 13, 14, 15, 16 and

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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. 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 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basements
9. 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.

10. 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/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, E-4, I-1, I-2 M and R and 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRS refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.


F. Samuel Hoffses

Chief, Inspection Services

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 14, 1996

Michael A. Russo
29 Hale Street
Portland, Maine 04103

RE: ~~Lot #4, Shephard Lane~~

Dear Mr. Russo,

Beavly St

A recent inspection at the above referenced lot on ~~Shephard Lane~~ shows that new construction has begun on a single family without the required permits from the City of Portland. This is in violation of the 1993 BOCA Building Code, Chapter 1, section 107.1/Permit Applications, which states: An application shall be submitted to the code official for the following activities and these activities shall not commence without a permit being issued in accordance with Section 108.0.

1. Construct or alter a structure etc...

According to Chapter 1, Section 117.0/Stop Work Order, consider this letter a stop work order, as it is stated that: Upon notice from the code official that work on any building or structure is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent or to the person doing the work; and shall state the conditions under which work will be permitted to resume.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for the required permits. When all permits are applied for and approved, work may continue.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

David Jordan
Code Enforcement Officer
City of Portland

Inspection Services
P. Samuel Hofises
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 14, 1996

Michael A. Russo
29 Hale Street
Portland, Maine 04103

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Sincerely,

David Jordan
Code Enforcement Officer
City of Portland

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

NOTICE OF VIOLATION

September 17, 1998

Joseph & Marijo Hamilton
50 Shepherd Ln
Portland ME 04103

RE: 50 Shepherd Ln
CBL: 371-A-007
DU: 1

Certified Mail Receipt # Z 564 696 111

Dear Mr. & Mrs Hamilton,

An evaluation of your property at 50 Shepherd Ln on September 14, 1998 revealed that the structure fails to comply with section 107.1 of the Building Code used by the City of Portland.

The following is a list of violations:

107.1 Ext. - Rear - Construction of an attached deck with out a permit

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on October 16, 1998 at which time compliance will be required. 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.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 50 Shepherd Lane (351-A-007)

Date of Issue 02 December 1996

Issued to Joe & Mary Jo Hamilton
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. 960175, 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

Entire

Single Family w/Attached Garage

Limiting Conditions: TEMPORARY

See attached memo from Jim Wendel listing (3) three conditions of approval.
Temporary stairs at front & rear exits to be made permanent.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.