

ELECTRICAL INSTALLATIONS

Permit Number _____
Location _____
Owner _____
Date of Permit _____
Final Inspection _____
By Inspector _____

INSPECTION: Service _____ by _____
Service called in _____
Closing-in _____ by _____

PROGRESS INSPECTIONS:

_____	/	_____	/
_____	/	_____	/
_____	/	_____	/
_____	/	_____	/
_____	/	_____	/
_____	/	_____	/

DATE: _____ REMARKS: _____

8/1/01	Close in - most of conductors fished through existing walls into boxes. All ceiling conductors need to be in mounted boxes. Remote Panel on 2nd Floor Hall needs protection of cable & fastening. JB
8/2/01	Spoke to contractor - he will box conductors
	Question of spacing requirement of receptacles per BR (middle of year). He says the Floorplan has changed since his work in Nov. 2000.
	ie. Doors filled in - maybe boxes sheetacked over. JB

6-28-01: Inspected! Approved Plumbing installation to
3rd fl. Bathroom. Informed contractor
that Framing & Elect. work had not been inspected
prior to Close-In. (NB)

7-6-01: Met w/owner @ site to explain required
inspection for framing & Electrical. (NB)

8/6/01- All elec covered - need to protect cable to panel
all down thru 1st fl - and enclose around panel
on second floor - w/ M. Collins + Steve W.

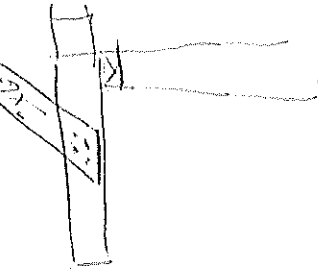
8/7/01- Met w/owner - instructed her to remove sections
of sheetrock so dormer could be inspected. TM

8/21/01 Inspected open areas w/ll construction
appears satisfactory. Roof Rafter Connection
will need to be reviewed with building
" 9' Contractor. Made line not. Field (S)

24/10

3:12 P.M.

24/01 5/17/02 - TALKED to builder about rafters +
1/55 he will put ^{2x4} joist hangers were needed. Recheck next
week. Tom M



5' 2" width
11' 5" height
5' 6" height

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.

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>7105 Ocean Ave</u>	
Total Square Footage of Proposed Structure <u>Interior renovations / 3rd floor dormer</u>	Square Footage of Lot <u>8500 Sq. Ft.</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>423</u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>Meghan Herguth</u>
Telephone#: <u>207-671-9797</u>	
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Owner's/Purchaser/Lessee Address: <u>42 Ocean Ave. #3 Portland ME 04103</u>
Current use: <u>2 unit residential</u>	Cost Of Work: <u>\$ 5,000.00</u> Fee: <u>\$9.00</u>
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:	
Proposed use: <u>Same</u>	
Project description: <u>3rd Floor Dormer / new bathroom 16' x 9'</u>	
Contractor's Name, Address & Telephone: <u>Geoff Herguth 73 Merrill St. Portland ME 04102</u>	
Applicants Name, Address & Telephone: <u>Meghan Herguth 42 Ocean Ave. #3 Portland ME 04103</u>	
Who should we contact when the permit is ready: <u>Meghan Herguth</u>	
Telephone: <u>671-9797</u>	
If you would like the permit mailed, what mailing address should we use: <u>42 Ocean Ave #3 Portland ME 04103</u>	

Rec'd By: CK

5/16

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

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS

- 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.

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**

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:

M. H. August

Date:

5/15/01

Please note that exact replacement of any structure including decks, stairs and
sheds will still need a scaled plot plan.

16' x 9'

BUILDING PERMIT REPORT

DATE: 19 MAY 2001 ADDRESS: 765 OCEAN AVE. CBL: 423-A-006

REASON FOR PERMIT: 3rd Floor dormers / new bathroom

BUILDING OWNER: Meghan Herzigly

PERMIT APPLICANT: _____ CONTRACTOR Geoff Herzigly

USE GROUP: A-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$500,000 PERMIT FEES: \$5400

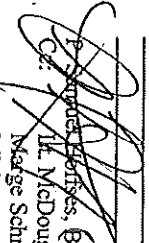
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *9 *11, *15 *16
*20 *22 *28 *30 *33 *36 #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 3/4" 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)

- *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/1999).
- 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. *See attached*
- *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).


 Michael Nugent, Building Inspector
 Lt. McDougall, PFD
 Michael Schmuuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**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

LAND USE - ZONING REPORT

ADDRESS: 765 Ocean Ave DATE: 5/24/01

REASON FOR PERMIT: 3rd floor dormer? Needs BAP Review

BUILDING OWNER: Herguth C-B-I: 423-A-001

PERMIT APPLICANT: owner

APPROVED: with conditions: #1 #7 #10
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 met 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 two Dwelling 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: _____

Marge Schmuckal, Zoning Administrator

0026624 BK15485Pg324

SHORT FORM WARRANTY DEED

Timberland Development Co., a Maine corporation, with a principal place of business at 249 Middle Road, Falmouth, ME, 04105, FOR CONSIDERATION PAID, grants to Meghan Herguth and Todd Miranda of 18 Williams Street, Portland, ME, 04103, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Ocean Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the most westerly corner of the parcel described herein and on the apparent southeasterly right of way line of Ocean Avenue. Said point of beginning being NORTH 40° 23' 23" EAST and one hundred twenty-one and 32/100 (121.32) feet from a 5/8 inch rebar set at an angle point in the apparent southeasterly right-of-way line of Ocean Avenue; thence

NORTH 40° 23' 23" EAST along said apparent southeasterly right-of-way line of Ocean Avenue, a distance of sixty-seven and 62/100 (67.62) feet to a 5/8 inch rebar set a land now or formerly of Wescott & Payson "BRLARWOOD", reference being made to a plan recorded in the Cumberland County Registry of Deeds in Plan Book 147, Page 51; thence

SOUTH 62° 56' 56" EAST along said land now or formerly of Wescott & Payson, a distance of one hundred forty-seven and 79/100 (147.79) feet; thence

SOUTH 29° 15' 10" WEST a distance of seventy-five and 06/100 (75.06) feet; thence

NORTH 62° 56' 56" WEST a distance of one hundred twenty-one and 71/100 (121.71) feet; thence

NORTH 49° 36' 37" WEST a distance of thirty-nine and 88/100 (39.88) feet to the point of beginning.

Being a portion of land shown on a plan entitled "Standard Boundary Survey, Ocean Avenue, Portland, Maine, for: Realty Resources Chartered" by Survey, Inc., dated July, 1999 and revised August 17, 1999.

All direction are Magnetic North 1999 based on said Plan. All 5/8 inch rebar set are marked with a plastic surveyor's cap stamped "PLS 586".

This conveyance is made subject to a life estate reserved by W. Gerald Oliver in a deed to Timberland Development Co., dated April 24, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15431, Page 117.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

MAINE REAL ESTATE TAX PAID

BK 15485PG325

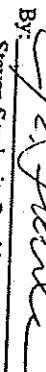
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantor herein by deed of W. Gerald Oliver, dated April 24, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15431, Page 117.

IN WITNESS WHEREOF, Timberland Development Co. has caused this instrument to be executed by Steven Searle, its President, therunto duly authorized, this 22nd day of May, 2000.

WITNESS

TIMBERLAND DEVELOPMENT CO.

By: 

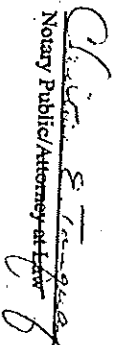
Steven Searle, its President

STATE OF MAINE
Cumberland, ss.

May 22, 2000

Personally appeared the above named Steven Searle, President of Timberland Development Co. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Timberland Development Co.

Before me,



Notary Public/Attorney-at-Law

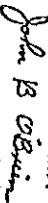
print name

CHRISTINE E. TANGUAY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
OCTOBER 4, 2005

RECEIVED
RECORDED REGISTRY OF DEEDS:

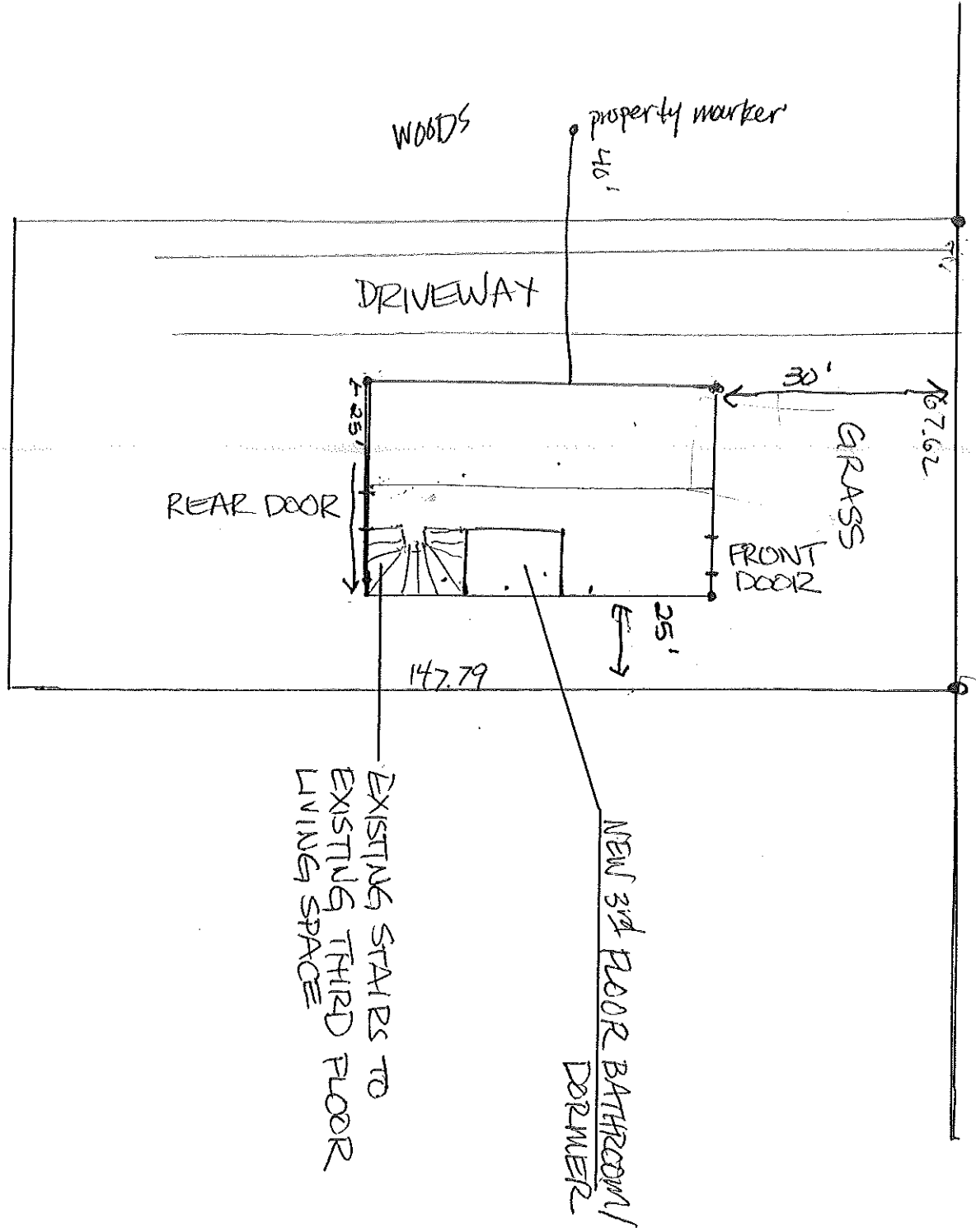
2000 MAY 23 AM 11: 18

CUMBERLAND COUNTY



PLOT PLAN FOR 7105 OCEAN AVENUE OWNER: Meghan Herquith
NEW THIRD FLOOR BATHROOM / DORMER

OCEAN AVE.



PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: 265 Ocean Ave.
 Subdivision Lot #: _____
PROPERTY OWNERS NAME

Last Name: HEBERTH First: MEGAN
 Applicant Name: same

Mailing Address of Owner/Applicant (if Different): same

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: _____ Date: _____

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 # 113751

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

POSTLAND
 Date Permit Issued: 6/26/01 7748 TOWN COPY
 Local Plumbing Inspector Signature: _____
 L.P.I. # 211217 \$ 1418.00 Double Fee FEE Changed

423 A 006

Local Plumbing Inspector Signature: _____ Date Approved: _____

Hook-Up & Piping Relocation Maximum of 1 Hook-Up		Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>OR</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>			Hosebibb / Silcock	1	Bath tub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	1	Sink
			Drinking Fountain	2	Wash Basin
			Indirect Waste	2	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	1	Clothes Washer
			Grease / Oil Separator	1	Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
			Other: _____		Water Heater
<p>OR</p> <p>TRANSFER FEE [\$6,001]</p>			Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Fixtures (Subtotal) Column 2	\$8
Total Fixtures	\$8
Fixture Fee	
Transfer Fee	
Hook-Up & Relocation Fee	
Permit Fee (Total)	<u>48.00</u>