

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

Location of Construction:		Owner:		Phone:		Permit No:	
Owner Address:		Lesse/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use:		Proposed Use:		COST OF WORK:		PERMIT FEE:	
3 units		4 units		\$ 450.00		\$ 800.00	
Proposed Project Description:		Signature:		INSPECTION:		Use Group: Type:	
change of use from a 3 units to 4 units see plans ????		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Approved		Type:	
Permit Taken By:		Date Applied For:		Action:		Signature:	
MX		June 2 2000 K		Approved with Conditions:		Date:	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.		2. Building permits do not include plumbing, septic or electrical work.		3. 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..		<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	

**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 provisions of the code(s) applicable to such permit

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ 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

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Zoning Appeal**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zone/CBL:**  
 RB  
 Zoning Approval:



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

Location of Construction: 21 Veranda Street Owner Address: P.O. Box 10291 Portland ME Contractor Name: SAA Past Use:		Owner: East End Corp Phone: 838-6781 Business Name: Phone:		Permit No:	
Address: Proposed Use: 3 unit 4 unit		COST OF WORK: \$ 5502.00 PERMIT FEE: \$ 80.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		Permit Issued:	
Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: <input checked="" type="checkbox"/> CBL: 0114 429-H-004 Zoning Approval:	
Proposed Project Description: change of use from a 3 unit to 4 unit see plans ???		Signature: Date:		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"/>	
Permit Taken By: MN		Date Applied For: June 2 2000 K		Zoning Appeal <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	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..		Signature: Date:		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
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 provisions of the code(s) applicable to such permit		CERTIFICATION PERMIT ISSUED WITH REQUIREMENTS 6/14/00		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
SIGNATURE OF APPLICANT		ADDRESS:		Date:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		ADDRESS:		Date:	
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		ADDRESS:		Date:	

PERMIT ISSUED WITH REQUIREMENTS  
 CEO DISTRICT 2

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

Location of Construction: 21 Veranda Street		Owner: East End Corp	Phone: 838-6781	Permit No:
Owner Address: P.O. Box 10291 Portland ME		Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: SAA		Address:	Phone:	Permit Issued:
Past Use: 3 unit	Proposed Use: 4 unit	COST OF WORK: \$ 550.00	PERMIT FEE: \$ 80.00	
FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		
Proposed Project Description: change of use from a 3 unit to 4 unit see plans ????		Signature: <i>[Signature]</i>	Signature:	Zone: <b>A-5</b> CBL: <b>014</b> <i>420-E-004</i>
Permit Taken By: <b>MN</b>		Date Applied For: <b>June 2 2000 K</b>		Zoning Approval:
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>
2. Building permits do not include plumbing, septic or electrical work.		Signature:		Zoning Appeal <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
3. 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..		Date: <i>6/14/00</i>		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review

DENIED - See letter dated 6/14/00

### CERTIFICATION

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SIGNATURE OF APPLICANT \_\_\_\_\_ DATE: June 2, 2000 ADDRESS: \_\_\_\_\_ 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

2

PERMITTED  
REQUIREMENTS

CEO DISTRICT

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

Location of Construction: 21 Veranda Street		Owner: East End Corp	Phone: 838-6781
Owner Address: P.O. Box 10291 Portland ME		Lessee/Buyer's Name:	Business Name:
Contractor Name: SAA		Address:	Phone:
Past Use: 3 unit	Proposed Use: 4 unit	PERMIT FEE: \$ 550.00	
Proposed Project Description: change of use from a 3 unit to 4 unit see plans ???		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Signature: <i>[Signature]</i>		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: MN	Date Applied For: June 2 2000 K	Signature: _____ Date: _____	

- 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..

*Denial - see letter dated 6/14/00*

### CERTIFICATION

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SIGNATURE OF APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

PERMITTED  
REQUIREMENTS  
CEO DISTRICT

2

Permit No: \_\_\_\_\_

Permit Issued: \_\_\_\_\_

Zone: *R-3* CBL: *014*

Zoning Approval: \_\_\_\_\_

Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
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Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
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Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

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

Location of Construction: 21 Verdada Street Owner: East End Corp Phone: 874-8781 Permit No. \_\_\_\_\_  
 Owner Address: \_\_\_\_\_ Lessee/Buyer's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Business Name: \_\_\_\_\_  
 Contractor Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Past Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

PERMIT FEE: \$ 50.00  
 FIRE DEPT.  Approved  Denied  
 INSPECTION: \_\_\_\_\_  
 Use Group: \_\_\_\_\_ Type: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved with Conditions  Denied

Proposed Project Description:  
change of use from a 3 unit to 4 unit see plans 1777  
 Permit Taken By: MM Date Applied For: June 2 2000 K  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Zone: 6-1 CBL: 14  
 Zoning Approval: \_\_\_\_\_  
 Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  Minor  mm   
 Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
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 Historic Preservation  
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 Date: \_\_\_\_\_

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 2. Building permits do not include plumbing, septic or electrical work.  
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*Denial - See plans 1777*

**CERTIFICATION**  
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SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ 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

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

East End Corp.  
P.O. Box 10291  
Portland, ME 04101  
Attn: Steve

June 14, 2000

RE: 21 Veranda Street - 429-H-014 R-5 zone

Dear Steve,

This letter is a follow up to my phone call to you on 6/8/00. I am in receipt of your permit to increase the number of units at 21 Veranda Street from three units to four units. This permit is being denied because it does not meet the requirements of the R-5 residential zone. This is considered a multiplex and is required to have 6,000 sq. ft. of land area per dwelling unit or 24,000 square feet of land area. The Assessor's information on your lot shows that you only have 13,397 square feet of land area. Your plans also do not have dimensional information included so that I can determine compliance with other sections of the R-5 zone. There is no plot plan included as required to determine that parking requirements could be met. This permit is denied.

If this unit has already been installed, it is necessary to discontinue it immediately. Our inspector will re-inspect this property within 30 days of the date of this letter in order to be sure there is compliance with the ordinance. All kitchen facilities, such as stoves, microwaves, refrigerators, and/or kitchen sinks (not inclusive) shall be removed in their entirety.

You do have the right to appeal any zoning decision. Please note that variance appeals are very, very difficult appeals to have granted by the Zoning Board of Appeals. 99 percent of variance appeals have been turned down. You have thirty days (30) from the date of this notification in which to appeal. You may pick up the necessary paperwork for an appeal at this office between 7:30 am and 4:00 pm. Nadine Williamson or my self can help you with any of this required paperwork.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: File  
Code Enforcement Officer

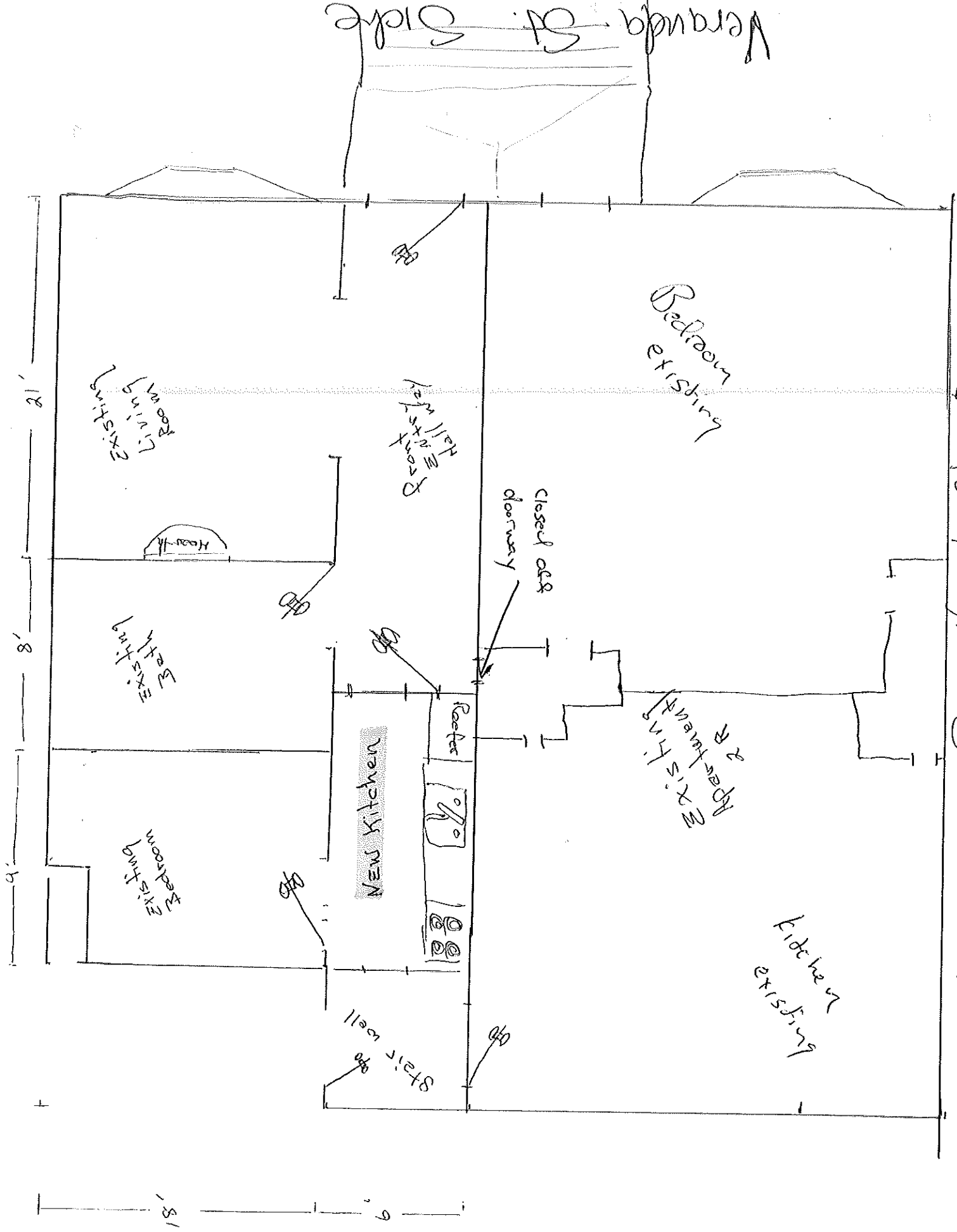
Close      This data is provided by the Assessor's Office and is current as of      April 21, 2000

CBL	429 H014001	CARD	1 of 1	Property Address	21 VERANDA ST
Owner Name 1	EAST END CORP			Property Type	RESIDENTIAL
Name 2				Description	429-H-14 VERANDA ST, 17-23 <u>3397 SF</u>
Mailing Address	33 O'BRION ST				
City, State, Zip	PORTLAND	ME	04101		

Land Use	THREE FAMILY	Nbr of Units	3	Traffic	MEDIUM
Zone	R5	Neighborhood	0105		
District	EAST DEERING				
Total Sq. Feet/Living Area	3364				
Utilities	PUBLIC WATER	PUBLIC SEWER	GAS		

6/8/00      Reg. 6,000<sup>#</sup>/unit AS A  
 multiplex      I need to  
 ↓      write a letter  
 talked to Steve  
 and told him I have  
 to deny this —



Apartment # 2 R @ 21 Veranda Street  
 Portland Maine



TAX RECEIPT

City of Portland  
P O Box 544  
Portland ME 041120544  
207-874-8861

Paid by: EAST END CORP  
33 O`BRION ST  
PORTLAND ME 04101

Receipt#: 54418 / 111446  
Batch: TONYAM 6/02/2000 00  
Date paid: 6/02/2000

Account ID: 43696	Parcel Id	429 - H-014-001
21 VERANDA ST		REAL ESTATE TAX
Owner: EAST END CORP		429-H-14
ACCOUNT #	E00918	VERANDA ST 17-23
EAST DEERING		13397 SF

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2000 1 RE TAX	121410	25.29000	1,535.23	110.26		1,645.49
2000 2 RE TAX	121410	25.29000	1,535.23	34.82		1,570.05
2000 3 FEE		1.00	1.00			1.00
2000 3 MAIL 1		2.98	2.98			2.98
Year total:			3,074.44	145.08		3,219.52

Printed: 6/02/00 13:34:27

Receipt total: 3,219.52

Tender: CHECK 5234 3,219.52

Payment comment: 5234



Inspection Services  
Michael J. Nugent  
Manager

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

**CITY OF PORTLAND**

*congratulations* !!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

**Minor or Major site plan review will be required for the most of the above proposed projects.**

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

## CITY OF PORTLAND

June 14, 2000

East End Corp.  
P.O. Box 10291  
Portland, ME 04101

Attn: Steve

RE: 21 Veranda Street - 429-H-014 R-5 zone

Dear Steve,

This letter is a follow up to my phone call to you on 6/8/00. I am in receipt of your permit to increase the number of units at 21 Veranda Street from three units to four units. This permit is being denied because it does not meet the requirements of the R-5 residential zone. This is considered a multiplex and is required to have 6,000 sq. ft. of land area per dwelling unit or 24,000 square feet of land area. The Assessor's information on your lot shows that you only have 13,397 square feet of land area. Your plans also do not have dimensional information included so that I can determine compliance with other sections of the R-5 zone. There is no plot plan included as required to determine that parking requirements could be met. This permit is denied.

If this unit has already been installed, it is necessary to discontinue it immediately. Our inspector will re-inspect this property within 30 days of the date of this letter in order to be sure there is compliance with the ordinance. All kitchen facilities, such as stoves, microwaves, refrigerators, and/or kitchen sinks (not inclusive) shall be removed in their entirety.

You do have the right to appeal any zoning decision. Please note that variance appeals are very, very difficult appeals to have granted by the Zoning Board of Appeals. 99 percent of variance appeals have been turned down. You have thirty days (30) from the date of this notification in which to appeal. You may pick up the necessary paperwork for an appeal at this office between 7:30 am and 4:00 pm. Nadine Williamson or my self can help you with any of this required paperwork.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: File

Code Enforcement Officer

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

**NOTICE OF VIOLATION**

January 21, 1998

East End Corp  
P.O. Box 10291  
Portland ME 04101

**RE:**  
**CBL:** 429- - H-014-001-01  
**DU:** 3

**Certified Mail Receipt # P373 386 890**

Dear East End Corp:

The results of the Administrative Hearing on 01/20/98 revealed that the structure fails to comply with Article V. of the Code of Ordinances of the City of Portland, The Housing Code.

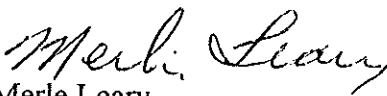
Attached is the list of the violations that was sent to you on 02/04/97. The original case was started on 02/04/97. You have failed to comply with each of those orders.

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 02/20/98 at which time full 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- 8703 , if you wish to discuss the matter or have any questions.

Sincerely

  
Merle Leary  
Code Enforcement Officer

cc/Central File

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

February 20, 1998

East End Corp  
P.O. Box 10291  
Portland ME 04104

RE: 21 VERANDA ST  
CBL: 429- - H-014-001-01  
DU: 3

Dear Sir/Madam:

A re-inspection at the above noted property was made on February 20, 1998.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 4, 1998.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential buiding at least once every three years.

Sincerely,

Merle Leary  
Code Enforcement Officer

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

January 06, 1998

East End Corp  
33 O'Brion St  
Portland ME 04101

Re: 21 Veranda St  
CBL: 429- - H-014-001-01  
DU: 3

**NOTICE OF MEETING**

Dear Sir/Madam:

As a result of your failure to comply with previous notices, you are hereby invited to appear in Room 315, City Hall, 389 congress Street, Portland, Maine at **11:00 a.m. on Tuesday, January 20, 1998** to explain why legal action should not be taken against you for violations of the Housing Code and other regulations relating to buildings at the above referenced premises, as described more fully in the attached copy of the original notice.

**FAILURE TO APPEAR MAY RESULT IN A COMPLAINT  
FOR A CIVIL VIOLATION BEING SERVED ON YOU**

If you correct the violations before the meeting date, call this office at 874-8693, so that your property can be re-inspected.

Sincerely,

Merle Leary  
Code Enforcement Officer

Tammy M. Munson  
Code Enfc. Offc./Field Supv.

encl.

**BUILDING PERMIT REPORT**

DATE: 3 June 2009 ADDRESS: 21 Veranda St. CBI: 429-11-014

REASON FOR PERMIT: Change of use from 3 D/A To 4 D/A

BUILDING OWNER: East End Corp

PERMIT APPLICANT: CONTRACTOR SAJ

USE GROUP: R-2 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: 550,000 PERMIT FEES: 8000

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 are met: \*1, \*10, \*11, \*12, \*13, \*14, \*15, \*16, \*17, \*18

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 from freezing. Section 1908.0

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 & NFA 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. Guardsralls & Handrails: A guardsrail 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 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" 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" and not more than 42". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)

11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

12. 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)

13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

14. 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. All egress or rescue windows from sleeping rooms shall have a sill height not more than 44 inches (118mm) above the floor. 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)

15. 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)

16. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)

17. 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) with fire suppression