

923526

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$215 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Winslow Associates Phone # 772-3225  
Address: One India St; Ptld, ME 04101  
LOCATION OF CONSTRUCTION 20 Bancroft Court  
Contractor: F S Plummer, INC Sub: 839-6711  
Address: 25 Mechanic St; Gorham Phone # ME 04038  
Est. Construction Cost: 38,500 Proposed Use: 1-fam  
Past Use: vacant lot  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L 30 W 26 Total Sq. Ft. \_\_\_\_\_  
# Stories: 1 1/2 # Bedrooms 1 Lot Size: 15,857 sq ft  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion Construct one-family dwelling

**For Official Use Only**  
Date 3-27-92 Subdivision: \_\_\_\_\_ Name APR-6  
Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
Time Limit \_\_\_\_\_ Private \_\_\_\_\_  
Estimated Cost \_\_\_\_\_  
Zoning: R-3  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (explain) WPA 4-2-92

Foundation: \* Minor-minor site plan  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other: \_\_\_\_\_

Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lolly Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

**PERMIT ISSUED WITH LETTER**

Ceiling:  
1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_  
Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_  
Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
Heating:  
Type of Heat: \_\_\_\_\_  
Electrical:  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_  
Plumbing:  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_  
Swimming Pools:  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

**PERMIT ISSUED WITH LETTER**

Permit Received By \_\_\_\_\_  
Signature of Applicant [Signature] Date 3/27/92  
CEO's District 4 **PERMIT ISSUED WITH LETTER**

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO [Signature]

White - Tax Assessor



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 20 Bancroft Court

Issued to Winslow Associates

Date of Issue 8/25/92

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. 92/3526 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

APPROVED OCCUPANCY

Entire

Single-family dwelling

Limiting Conditions:

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.

8/25/92  
che 11/19/93

923526

Permit # 923526 City of Portland BUILDING PERMIT APPLICATION Fee 5215 Zone 50 Map # MSR Lot#   
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Minslow Associates Phone # 772-3225  
 Address: One India St; Ptd, ME 04101  
 LOCATION OF CONSTRUCTION 20 Bancroft Courty  
 Contractor: F S Plumber, INC Sub: 939-6711  
 Address: 25 Mechanic St; Gorham Phone # ME 04938  
 Est. Construction Cost: 38,500 Proposed Use: 1-fam  
 Past Use: vacant lot  
 # of Existing Res. Units  # of New Res. Units   
 Building Dimensions L 30 W 26 Total Sq. Ft.   
 # Stories: 1 1/2 # Bedrooms 1 Lot Size: 15,857 sq ft  
 Is Proposed Use: Seasonal  Condominium  Conversion   
 Explain Conversion Construct one-family dwelling

**PERMIT ISSUED**  
 For Official Use Only  
 Date: 3-29-92 Subdivision: APN-6 1992  
 Inside Fire Limits: \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_ Ownership: \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_  
 Zoning: R-3  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes  No  Date: \_\_\_\_\_  
 Planning Board Approval: Yes  No  Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_  
 Shoreland Zoning Yes  No  Floodplain Yes  No   
 Special Exception \_\_\_\_\_  
 Other (Explain) WNA 4-2-92

Foundation: \* Minor-minor site plan  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
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 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes  No   
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
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 3. Roof Covering Type \_\_\_\_\_  
 Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
 Heating:  
 Type of Heat: \_\_\_\_\_  
 Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes  No   
 Plumbing:  
 1. Approval of soil test if required Yes  No   
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_  
 Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

Continued to Reverse Side  
Ivory Tag - CEO

White - Tax Assessor

Signature of Applicant [Signature]  
Date 3/29/92  
City of Portland

PLOT PLAN

4/23/92 - Set Backs ok accord to Plan loc.  
Forms in - tile drain ok - ok to pour & backfill



8/6/92 - Cellar stairway ceiling height less than 5 feet

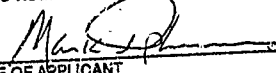
8/24/92 Cellar Stair <sup>and</sup> ~~ceiling~~ corrected to 6'5" - s/b 6'8" w/ from head  
bumper added - ok per P.S.H. - site work ok per M.E.  
Issue COB for Single Family Detached  
No Restrictions

FEES (Breakdown From Front)		Inspection Record	
	Type	Date	
Base Fee \$ 215-			
Subdivision Fee \$			
Site Plan Review Fee \$ 50-			
Other Fees \$			
(Explain)			
Late Fee \$			

COMMENTS

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

  
 SIGNATURE OF APPLICANT ADDRESS PHONE NO. 8396711  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

Applicant: Winslow Associates Date: 4-2-92  
Address: 20 Bancroft court  
Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or corner lot -

Use - single fam

Sewage Disposal - city

Rear Yards - 25'+ 25' req.

Side Yards - 8'+ 8' req.

Front Yards - 25'+ 25' req.

Projections - none

Height - cape

Lot Area - 15,857 sq ft

Building Area - 30x26

Area per Family - entire

Width of Lot - OK

Lot Frontage - 50'+

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, 7/17/92

PERMIT ISSUED  
JUL 21 1992

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 92/3526 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 20 Bancroft Court Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Winslow Assoc; One India St; Ptd, ME 04101 Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address F S Plummer Inc 839-6711 Telephone \_\_\_\_\_  
Architect 25 Mechanic St; Gorham, ME 04038 Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building 1-fam dwlg No. families \_\_\_\_\_  
Last use 1-fam dwlg No. families \_\_\_\_\_  
Increased cost of work \$7400 Additional fee \$55.

## Description of Proposed Work

Finish off second story- three bedrooms

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Framing lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (out side walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.  
Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: WDM  
INSPECTION COPY - WHITE  
APPLICANT'S COPY - YELLOW

Signature of Owner [Signature]  
Approved: [Signature] Inspector of Buildings

FILE COPY - PINK  
ASSESSOR'S COPY - GOLDEN

[Signature]

BUILDING PERMIT REPORT

ADDRESS: 20 Bancroft Court DATE: 21 Jul/92

REASON FOR PERMIT: Finish off second-story  
Three bedrooms

BUILDING OWNER: W. A. Stone Assoc, One India St

CONTRACTOR: F.S. Plummer Inc.

PERMIT APPLICANT: \_\_\_\_\_

APPROVED: \*6 \*7 \*9 \*

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) 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 system 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.
- \* 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- \* 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

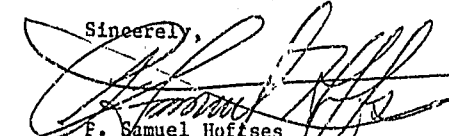
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

\* 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.

Sincerely,

  
F. Samuel Hoffses  
Chief of Inspection Services

/el  
11/16/88  
11/27/90  
8/14/91

\* 12-6'8" headroom minimum in  
stairwell, 7'6" minimum headroom  
in habitable spaces.



Permit # 92-3526 City of Portland BUILDING PERMIT APPLICATION Fee \$215 Zone 50 Map # 50 Lot # MMS

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Winslow Associates Phone # 772-3225  
 Address: One India St; Ptld, ME 04101  
 LOCATION OF CONSTRUCTION 20 Bancroft Court  
 Contractor: F S Plummer, INC Sub: 839-6711  
 Address: 25 Mechanic St; Gorham Phone # ME 04038

Est. Co. Cost: 38,500 Proposed Use: 1-fam  
 Past Use: vacant lot

# of Units: 20 # of New Res. Units: 1  
 Bull. # 1 L. 30 W. 20 Total Sq. Ft. 15,857 sq ft

# Stories: 1 # Bedrooms: 1 Lot Size: 15,857 sq ft

Is Proposed Use: Seasonal  Condominium  Conversion   
 Explain Conversion Construct one-family dwelling

**For Official Use Only**

Date: \_\_\_\_\_  
 Inside Fire Limits: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_

Subdivision: APR 6 1992  
 Name: \_\_\_\_\_  
 City of Portland  
 Private

Zoning: Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

Foundation: \* Minor-minor site plan

- Type of Soil: \_\_\_\_\_
- Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- Footings Size: \_\_\_\_\_
- Foundation Size: \_\_\_\_\_
- Other \_\_\_\_\_

Floor:

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- Girder Size: \_\_\_\_\_
- Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.
- Joists Size: \_\_\_\_\_
- Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
- Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
- Other Material: \_\_\_\_\_

Exterior Walls:

- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- No. windows \_\_\_\_\_
- No. Doors \_\_\_\_\_
- Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
- Corner Posts Size \_\_\_\_\_
- Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
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Interior Walls:

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- Fire Wall if required \_\_\_\_\_
- Other Materials \_\_\_\_\_

Ceiling:

- Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_
- Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
- Type Ceilings: \_\_\_\_\_ Size \_\_\_\_\_
- Insulation Type \_\_\_\_\_
- Ceiling Height: \_\_\_\_\_

Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 Roof Covering Type \_\_\_\_\_

Chimneys: Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating: Type of Heat: \_\_\_\_\_

Electrical: Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing: 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_

2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

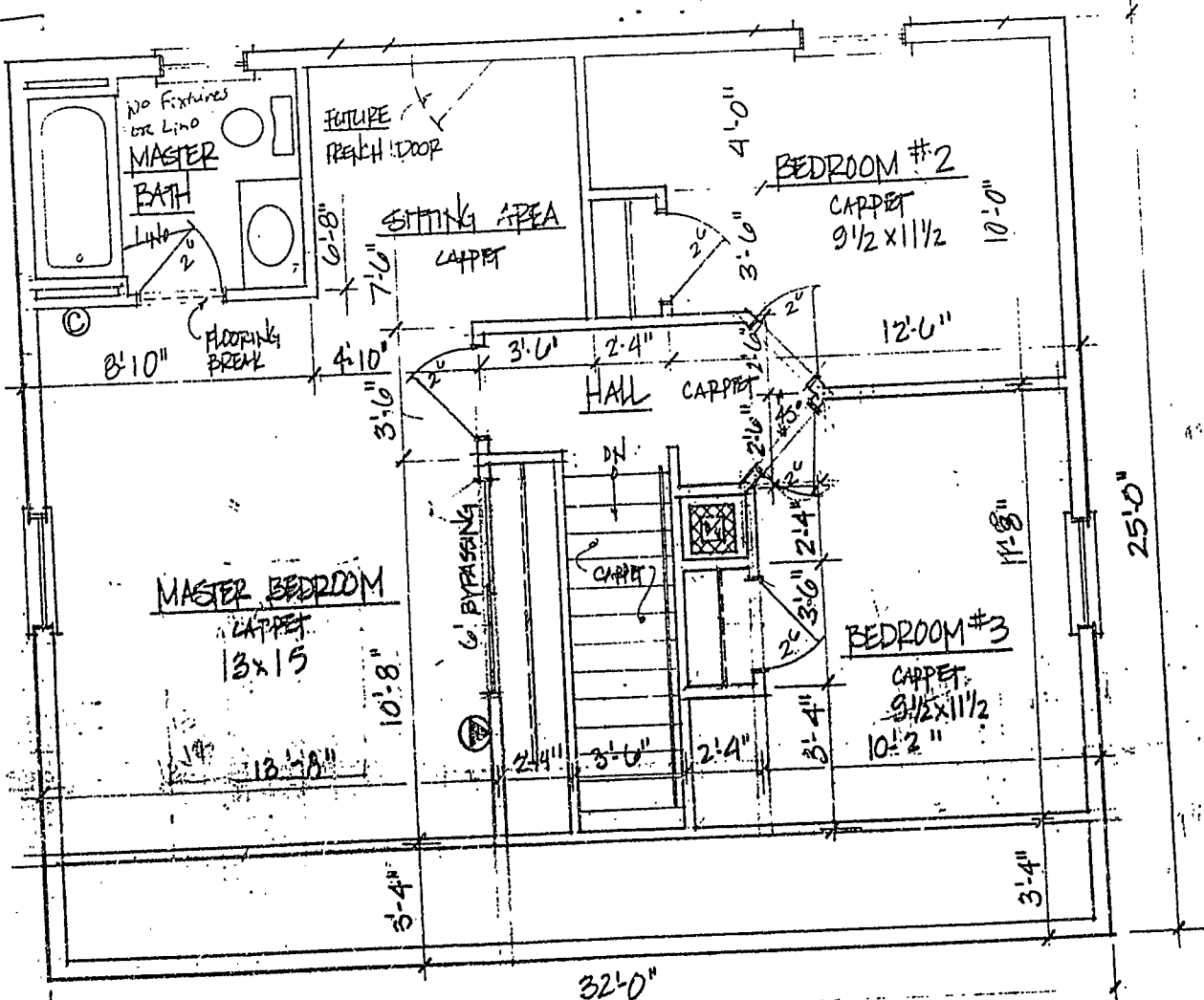
Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By \_\_\_\_\_  
 Signature of Applicant Ma [Signature] Date 3/27/92

CEO's District \_\_\_\_\_  
 CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO

**PERMIT ISSUED**  
 REQUIREMENTS

White - Tax Assessor

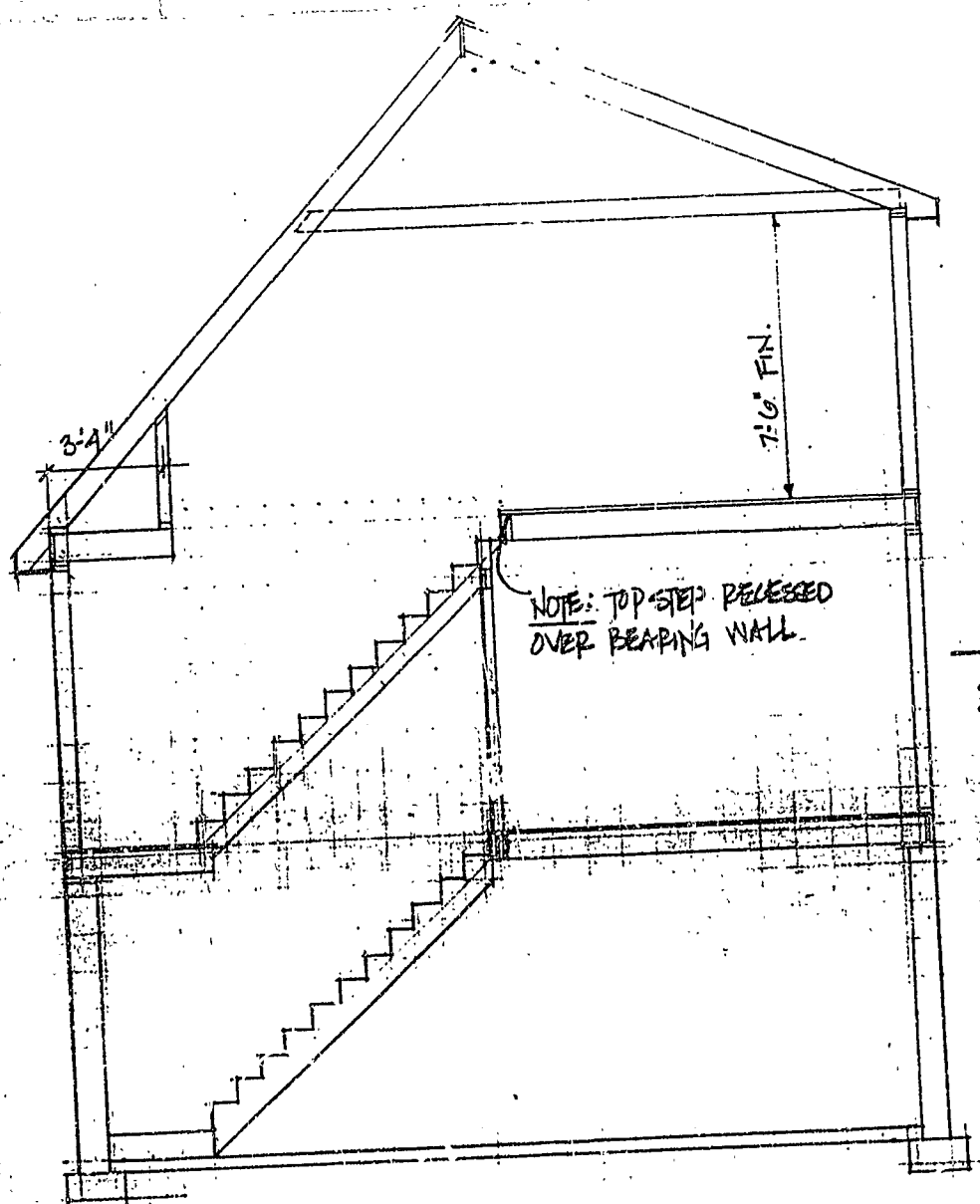


PERMIT ISSUED  
WITH REQUIREMENTS

SECOND FLOOR PLAN (704 SF)  
SCALE: 1/4" = 1'-0"

DISCARTO @ BANCROFT COURT  
DR. BY: AMJ DATE: 7-7-92  
REV: 7-15-92

By 192  
over



DEK 410

MANUFACTURED  
BY PERLAD

PERMITS ISSUED  
BY REQUIREMENTS

DR: 7-11-92

PI: KMJ

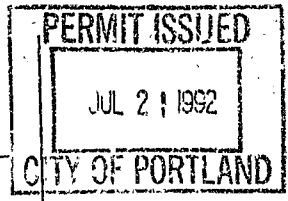
SCALE: 1/4"=1'-0"

pg. 2 of 2



### APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, 7/17/92



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 92/3526 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 20 Bancroft Court Within Fire Limits?            Dist. No.             
Owner's name and address Winslow Assoc; One India St; Ptd, ME 04101 Telephone             
Lessee's name and address            Telephone             
Contractor's name and address F S Plummer Inc 839-6711 Telephone             
Architect 25 Mechanic St; Gorham, ME 04038 Plans filed            No. of sheets             
Proposed use of building 1-fam dwlg No. families             
Last use 1-fam dwlg No. families             
Increased cost of work \$7400 Additional fee \$55.

#### Description of Proposed Work

Finish off second story- three bedrooms

#### Details of New Work

Is any plumbing involved in this work?            Is any electrical work involved in this work?             
Height average grade to top of plate            Height average grade to highest point of roof             
Size, front            depth            No. stories            solid or filled land?            earth or rock?             
Material of foundation            Thickness, top            bottom            cellar             
Material of underpinning            Height            Thickness             
Kind of roof            Rise per foot            Roof covering             
No. of chimneys            Material of chimneys            of lining             
Framing lumber - Kind            Dressed or full size?             
Corner posts            Sills            Girt or ledger board?            Size             
Girders            Size            Columns under girders            Size            Max. on centers             
Slucs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.  
Joints and rafters: 1st floor           , 2nd           , 3rd           , roof             
On centers: 1st floor           , 2nd           , 3rd           , roof             
Maximum span: 1st floor           , 2nd           , 3rd           , roof           

Approved: W.D.H. 7-21-92  
**PERMIT ISSUED WITH REQUIREMENTS**

Signature of [Signature]  
Approved: [Signature] Inspector of Buildings

INSPECTION COPY - WHITE  
APPLICANT'S COPY - YELLOW  
FILE COPY - PINK  
ASSESSOR'S COPY - GOLDEN

[Handwritten signature]

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW**

Processing Form

Applicant Winslow Associates 772-3225 Date 3/27/92  
 Mailing Address One India St; Ptd, ME 04101 § Address of Proposed Site 26 Bancroft Court  
 Proposed Use of Site 1-family dwelling Site Identifier(s) from Assessors Maps \_\_\_\_\_  
15,857 sq ft / 30'x26' Acreage of Site / Ground Floor Coverage Zoning of Proposed Site \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: Contact person: Mark Plummer 839-6711  
 Date Dept. Review Due: \_\_\_\_\_

MINOR MINOR SITE RXXKX Plan

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

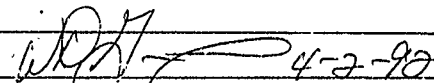
Explanation \_\_\_\_\_

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 SIGNATURE OF REVIEWING STAFF/DATE 4-2-92

BUILDING DEPARTMENT—ORIGINAL

92-16-MM

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

Melodie Esterberg  
Planning Dept

Winslow Associates 772-3425

3/27/92

Applicant One India St; Ptd, ME 04101 \$

Date

Mailing Address 1-family dwelling

20 Bancroft Court  
Address of Proposed Site

Proposed Use of Site 15,857 sq ft / 30' x 26'

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: Contact person: Mark Plummer 839-6711

Date Dept. Review Due:

MINOR MINOR SITE RXXRX Plan

PUBLIC WORKS DEPARTMENT REVIEW

3/30/92  
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie A. Esterberg 4/1/92  
SIGNATURE OF REVIEWING STAFF / DATE

PUBLIC WORKS DEPARTMENT COPY

BUILDING PERMIT REPORT

ADDRESS: 20 Bancroft Court DATE: 3/APR/92

REASON FOR PERMIT: To Construct a one family dwelling 26'x30'

BUILDING OWNER: Winglow Assoc

CONTRACTOR: F.S. Plummer, INC

PERMIT APPLICANT: 11

APPROVED: \*1 \*2 \*6 \*7 \*9

CONDITION OF APPROVAL:

- \* 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- \* 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) 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 system 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.
- \* 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- \* 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

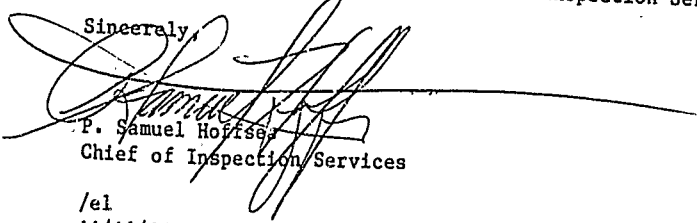
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

\*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.

Sincerely,

  
P. Samuel Hojise  
Chief of Inspection Services

/el  
11/16/88  
11/27/90  
8/14/91





Inspection Services  
Samuel P. Hoffses  
Chief

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

April 3, 1992

RE: 20 Bancroft Court, Portland, ME

F. S. Plummer, Inc.  
25 Mechanic Street  
Gorham, Maine 04038

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

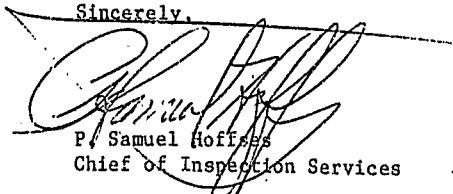
	Site Plan Review Requirements
Inspection Services	Approved William Giroux
Planning	Approved See attached conditions Ms. M. Esterberg

**Building Code Requirements**

1. Please read and implement items 1, 2, 6, 7 and 9 of the attached building permit report.
2. The proposed 2" X 8" rafters 16" o.c. do not meet the requirements of the building code; a minimum of 2" X 10" 16" o.c. can be used.
3. A minimum of 6'8" headroom is required in all stairwells.

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

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: Winslow Assoc. Mark Plummer  
ADDRESS: One Tandia St Portland ME 04101  
SITE ADDRESS/LOCATION: 20 Bancroft Court  
DATE: 3/30/92

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 20 Bancroft Ct, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closings with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- As-built record information for sewer and storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
- \_\_\_\_\_

cc: P. Niehoff