

91-95 WEST COMMONWEALTH DRIVE LOT 45-46

93





FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 7, 1959

PERMIT ISSUED

00852  
JUL 8 1959

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 95 Commonwealth Drive - Me Use of Building Dwelling No. Stories 1  New Building  Existing

Name and address of owner of appliance Albert L. Peck, 96 Lyman Street, Brook Me.

Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

### General Description of Work

To install Forced hot water heating system and oil burning equipment.

### IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 3'

From top of smoke pipe 2 1/2' From front of appliance over From sides or back of appliance over 3'

Size of chimney flue 8x10 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

### IF OIL BURNER

Name and type of burner National US guntype Labeled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1 1/2"

Location of oil storage basement Number and capacity of tanks 1-275 gal.

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners

### 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

Related

Amount of enclosed? 2.00 (\$3.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 2.88 7/7/59

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

Harris Oil Co.

by:

H. T. Lawrie

Signature of Installer

CITY MAINE PRINTING CO.

INSPECTION COPY

F.M.



B.P. 58/144 91-95 West Commonwealth Drive

June 25, 1959

Mr. Albert T. Galipeau  
96 Lyman Street  
Westbrook, Maine.

Dear Mr. Galipeau:

Enclosed are two application forms for installation of heater and oil burner in dwelling at 91-95 Commonwealth Drive in this City. Please fill out and sign both forms in the locations checked and return to this office with a check for \$2.00 covering permit fee.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:a

Enc: 2 application forms ✓



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 14, 1958

PERMIT ISSUED

AUG 29 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment 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 Lot 15-16-31-35 West Commonwealth Drive Within Fire Limits? no Dist. No. ....

Owner's name and address William E. Harmer, 2 Fitch St., Westbrook Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address owner Telephone .....

Architect ..... Specifications ..... Plans yes No. of sheets 3

Proposed use of building Dwelling No. families 1

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other building on same lot .....

Estimated cost \$ 10,000 Fee \$ 10.00

### General Description of New Work

To construct 1-story frame dwelling house 30' x 48'

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? yes If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? yes

Height average grade to top of plate 9' Height average grade to highest point of roof .....

Size, front 48' depth 30' No. stories 1 solid or filled land? earth earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 10" cellar yes

Material of underpinning " to sill Height ..... Thickness .....

Kind of roof hip Rise per foot 5" Roof covering asphalt roofing Class C und, Lab.

No. of chimneys 1 Material of chimneys brick of lining tile Kind of fuel oil

Framing Lumber—Kind knock Dressed or full size? dressed Corner posts 4x4 Sills 2x6 box

Size Girder 3-2x10 Columns under girders lally Size 3 1/2" Max. on centers 7'

Kind and thickness of outside sheathing of exterior walls? .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2x8, 2nd 2x6, 3rd ....., roof 2x6

On centers: 1st floor 16", 2nd 16", 3rd ....., roof 16"

Maximum span: 1st floor 12'8", 2nd ....., 3rd ....., roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### If a Garage

No. cars now accommodated on same lot....., to be accommodated..... number commercial cars to be accommodated.....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

### Miscellaneous

Will work require disturbing of any tree on a public street? no

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

APPROVED:  
William E. Harmer 8-27-58 TTR

William E. Harmer

NOTES

10/17/58 Room 42. inspection  
 made E. S. S.  
 10/19/58 - Form check  
 made E. S. S.  
 11/7/58 - upright  
 members of board  
 to be doubled  
 Questions of wall  
 empty settled  
 12/3/58 - Roof shingled.  
 Boarded in E. S. S.  
 12/5/58 - Sally Williams  
 not in. upright  
 roof about 100 ft. not  
 double. Timber and  
 chimney to be double.  
 Chimney not finished  
 Seal should not  
 finish up.  
 Not finished beneath  
 Seal.  
 Header to be double  
 on bulkhead not  
 E. S. S.  
 12/19/58 - Left A. T.  
 To close room E. S. S.  
 1/27/59 - Not ready for  
 final. E. S. S.  
 2/12/59 - Same E. S. S.  
 2/20/59 - Same E. S. S.  
 3/19/59 - Same E. S. S.  
 4/20/59 - Same - No one  
 around. E. S. S.  
 5/1/59 - Seal 3 joints  
 in carrying truss  
 No permit for last  
 seal burner. E. S. S.

Permit No. 53/1144 (A-95 West)  
 Location: 1111 W. 11th Street  
 Owner: William E. Brown  
 Date of permit: 8/29/58  
 Notif. closing-in: 12/19/58  
 Inspn. closing-in: 12/19/58  
 Final Notif. cert. of occupancy: 7/18/59  
 Final Inspn.: 7/18/59  
 Cert. of Occupancy issued: 7/18/59  
 Staking Out Notice: 7/18/59  
 Form Check Notice: 7/18/59

6/24/59 - Albert  
 Williams 96  
 Ferguson Street  
 installed heat & air  
 burner. 1/2 is single  
 second side of the wall  
 Burner has come in  
 to remove for permit.  
 E. S. S.

7/6/59 - Mrs. (Mrs. B. J.)  
 Hanes and made copy of  
 copy of permit for  
 seal burner. E. S. S.

INSPECTION COPY

Signature of owner

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 91-95 Commonwealth Drive

Issued to William E Harmer  
91-95 Commonwealth Drive

Date of Issue July 8, 1959

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. 58/1144, 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

None

One family dwelling house

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*Carlo Smith*

*Albert J. Sears*

(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.

Lot 45 & 46 Commonwealth Drive  
New Dwelling

May 15, 1959

William E. Harmer  
2 Fitch Street  
Westbrook, Maine

Dear Mr. Harmer:

Before this office can issue a certificate of occupancy, which is required by State Law, it is necessary that the party responsible for the installation of the heating system and oil burner apply at this office for a belated permit.

Very truly yours,

ESS/jg

Earle S. Smith  
Field Inspector



December 9, 1958

Lot 45 & 46 Commonwealth Drive  
New Dwelling

William E. Harner  
2 Fitch Street  
Westbrook, Maine

Dear Mr. Harner:

Upon inspection of the above job on December 5, 1958, the following defects were found:

1. Lally columns not provided. (Columns on premises do not appear to be correct size.)
2. Upright member of box sill (where parallel to floor timbers) not doubled.
3. Floor timber side of chimney to be doubled.
4. Chimney not firestopped.
5. Soil stack not firestopped.
6. Not grouted beneath sill.
7. Header not provided over bulkhead entrance.

When these discrepancies in construction are cared for and this office notified for further inspection, when if at that time all is found in order, a green tag, giving permission to "close in" will be left on job.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 4-8221, extension 234, any week day but Saturday between 8:00 and 8:30 A.M.

Very truly yours,

Earle B. Smith  
Field Inspector

ESS

August 27, 1958

AP-91-95 West Commonwealth Drive

Mr. William E. Harmon  
2 Fitch Street  
Westbrook, Maine

Dear Mr. Harmon:

Building permit to construct one story frame dwelling 30'x48' at the above location is issued herewith based on plans furnished with permit application but subject to the following conditions:

1. New plot plan apparently intends to indicate a 20' wide yard adjacent to Elbert Street however the 20' distance indicated on plot plan is not clearly shown as being measured perpendicular to the side line of Elbert Street as is required to be the case. We shall assume that you intend to comply with this requirement and the field inspector will check this distance when he makes the required form inspection.
2. Concrete rear entrance platform and steps are to have a concrete foundation extending at least 4' below grade.
3. We are unable to find indications of size of proposed valley rafter over front part of bedroom section on plans. Information as to the support of the upper end of this rafter is also lacking. Before notice is given this department for the required form inspection information must be furnished indicating framing arrangements for this detail in compliance with Building Code requirements.
4. Since foundation wall is to retain more than 6' of earth, a wall no less than 10" thick at the top and 12" thick at the bottom must be provided instead of 10" straight wall indicated on supplementary information sheet.
5. Notice must be given this department for the following required inspection's and inspection's made before the work is continued:
  - a. "Form inspection" when forms for concrete are in place but before any concrete is poured.
  - b. "Closing-in inspection" when all wiring and piping has been inspected and approved but before any covering is applied to walls or ceiling.
  - c. "Final inspection" when work is completed. A certificate of occupancy, without which it is unlawful to occupy the building, will be issued by this department subsequent to a satisfactory final inspection.
6. We are not aware of how well you are acquainted with requirements of the Building Code relating to construction of dwelling houses. It should be borne in mind that there are many requirements which it is impractical to show on plans such as you have filed. Nevertheless it is your responsibility to provide construction complying with such requirements and we have no option but to require replacement of any work not so complying even

Mr. William E. Harner

(2)

August 27, 1958

though it may mean added expense. Therefore it is important in any case where you have doubts as to requirements that inquiry be made at this office, before start is made on that part of the work involved.

Very truly yours,

Theodore T. Rand  
Deputy Inspector of Buildings

TTR/JS

August 19, 1958

AP-91-95 Commonwealth Drive

Mr. William F. Harner  
2 Fitch Street,  
Westbrook, Maine

Dear Mr. Harner:

Examination of plans filed with your application for permit for construction of a single family dwelling at the above named location discloses the following variances from and questions as to compliance with Zoning Ordinance and Building Code requirements:

- OK but per permit conditions*  
1. A side yard of 20 feet (instead of the 12 feet shown on plot plan) is required on Albert Street by the Zoning Ordinance. We also find that Albert Street does not run at right angles to Commonwealth Drive as you have indicated so that this must be taken into account in determining the minimum set back from Albert Street.
- OK*  
2. The set back from Commonwealth Drive is required to be 4 inches more than indicated to allow for the overhang of eaves of 2 feet 4 inches, the minimum allowable projection of eaves into a required yard being limited to 2 feet. Plot plan therefore needs to be revised to show the true shape of the lot and the location of the building thereon in compliance with Zoning Ordinance requirements.
- ?*  
3. Although the plans indicate a grade door at the rear entrance, the plot plan indicates a platform and steps at this location. If a platform is to be provided material of which it is to be constructed, type of foundation and depth below grade, and framing, if of wood, needs to be indicated.
- ?*  
4. Information is needed as to framing and support of roof over front part of bed room section.
- OK*  
5. The 2x6 ceiling timbers where on a 13 foot span do not figure out for supporting a plastered ceiling without excessive deflection and hence raising the possibility of cracking of the plaster.
- OK*  
6. It should be borne in mind that in constructing the laminated girder it will be necessary to have all splices in the individual members located directly over the supporting lally columns.
- OK*  
7. The double 2x4 headers over window openings in right side wall on a 5 foot span do not meet requirements.
- ?*  
8. If depth of foundation wall below grade is to be more than 6 feet as dimensions on the plans appear to indicate, the 8 inch thickness at top and 10 inch thickness at bottom are not satisfactory.
- OK*  
9. Are floor timbers to be supported on top of the girder or are they to be notched over a 2x3 nailing strip spiked to the side of the girder?

William E. Harmer

(2)

August 19, 1958

We shall be unable to issue a permit for construction of the dwelling until information indicating compliance with requirements has been furnished. The question of set back from Elbert Street is subject to appeal. If you should care to exercise your appeal rights because your lot extends between Commonwealth Drive and Sarsfield Street so that there is no adjoining lot on the latter street which will be effected by the set back of your dwelling, we will be glad to explain the appeal procedure upon request.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/jg

1. NEW PLAN SHOWING CORRECT ANGLE OF ELBERT TO W. COMMONWEALTH AND SETBACK 20 FT. FROM NEAREST CORNER OF BUILDING.
2. SETBACK FROM COMMONWEALTH COMPLIED WITH - BEING 26 FT.
3. CONCRETE PLATFORM AT REAR ENTRANCE - 2 STEPS
4. VALLEY RAFTER AS SHOWN IN PLANS
5. CEILING TILE USED THROUGHOUT.
6. REQUIREMENT WILL BE MET
7. 4X6 HEADERS PLUS DOUBLE 2X4 PLATE WILL BE USED OVER WINDOW OPENINGS ON RT. SIDE WALL -
8. FOUNDATION TO BE 10" THICKNESS THROUGHOUT WALLS.
9. FLOOR TIMBERS WILL BE SUPPORTED ON TOP OF GIRDERS.

Wm. E. HARMER  
JUG 26 - 1958

CORRECTION OF VARIANCES

