

Permit # **980178** City of **Portland** BUILDING PERMIT APPLICATION Fee **365** Zone **MMSP** Map # **50** Lot # **50**

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

Owner: Custom Built Homes/Jaine Phone # 892-3144
 Address: 27 Main St - Wiscasset, ME 04092
 LOCATION OF CONSTRUCTION 33 Braintree St.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 69,000 Proposed Use: 1-fam dwlg
 Past Use: vacant lot
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L 37' W 24' Total Sq. Ft. _____
 # Stories: 2 # Bedrooms 3 Lot Size: 12,703 sq ft
 In Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Construct new - 1-fam dwlg

For Official Use Only

Date 3/2/93 Subdivision Name MAY 1 1993
 Inside Fire Limits _____ Lot _____
 Bldg Code _____ Ownership _____
 Time Limit _____
 Estimated Cost 50,000

Zoning: Street Frontage Provided: _____ Back _____ Side _____
 Provided Setbacks: Front _____
 Review Required: Zoning Board Approval: Yes _____ No _____ Date _____
 Planning Board Approval: Yes _____ No _____ Date _____
 Additional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) W.D.N. 253-9-93

Foundations

1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floors

1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing _____ Size: _____
 4. Joist Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls

1. Studding Size _____ Spacing 1
 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 _____

Ceiling

1. Ceiling Joists Size: _____ Spacing _____ **HISTORIC PRESERVATION**
 2. Ceiling Strapping Size _____ Does not require review.
 3. Type Ceilings: _____ Size _____ Requires Review _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof

1. Truss or Rafter Size _____ Span _____ Action: Approved
 2. Sheathing Type _____ Size _____ Approved with Conditions
 3. Roof Covering Type _____ 6/2 _____ Denied _____

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: _____
 3. Must conform to National Electrical Code _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit Received By Louise E. ... Date 3/3/93
 Signature of Applicant Dorise K. Christian Date _____
 Signature of CEO _____ Date _____
 Inspection Dates 7 MAR 1993
 White-Tax Assessor Yellow-GPCOG White Tag -CEO © Copyright GPCOG 1988

PLOT PLAN

- ~~1) Street address extension~~
- ~~2) Rear deck 8' x 8' 1/2"~~
- ~~3) Concrete Cey. Cellar p/b. w/ concrete~~
- ~~4) Temporary stain #1 wall~~



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	363			
Subdivision Fee \$				
Site Plan Review Fee \$	50			
Other Fees \$				
(Explain)				
Late Fee \$				

COMMENTS

Issue of "temporary" 1 family Dwelling w/ attached 2 car deck
 from Permitting Conditions "No Rear Deck"

"All site work must be completed by 2 June 1993"
 11/16 Site work not complete Ref to (sic) (C)
 (7-1-94 two mounds of fill on ea. side of driveway/landscaping work completed)

Signature of Applicant _____

Date _____



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Dave Jordan, Code Enforcement Officer
FROM: Michael O'Sullivan, Development Review Coordinator
DATE: August 28, 1995
SUBJECT: Permanent Certificate of Occupancy for 135 Braintree Street

I have reviewed the site construction at 135 Braintree Street and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples, City Engineer



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 135 Braintree St

Issued to Custom Built Homes of Maine

Date of Issue 30 August 1995

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. 930178, 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 06 Sept 93

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.

MAINE K.H.I.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 135 Braintree St

Issued to Custom Built Homes of Maine Date of Issue '93

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. 93/0178 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

One-family dwelling with ~~attached~~ garage (no rear deck)

Limiting Conditions:

All site work must be completed by June 30, 1993.

This certificate supersedes certificate issued

Approved:

1993
(Date)

Inspector

Inspector of Buildings

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

BUILDING PERMIT REPORT

ADDRESS: 135 Braintree ST DATE: 10/11/93

REASON FOR PERMIT: TO Construct a Single Family Dwelling

BUILDING OWNER: Custom Built Homes of MA 24x34'

CONTRACTOR: owner

PERMIT APPLICANT: " "

APPROVED: *1*2*5*6*7*9*10*12*13*14*15

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 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 (0.53m²). 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. 101 Chapter 18 & 19.

(over)

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 or more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more details on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

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.

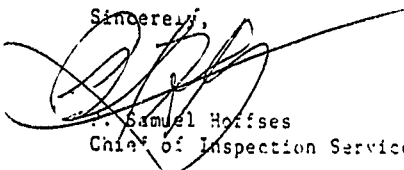
12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

13.) Headroom in habitable spaces is a minimum of 7'6".

14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


Samuel Hoffses
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92



CUSTOM BUILT HOMES
OF MAINE, INC.

27 Main Street
Windham, ME 04062
(207) 892-3149

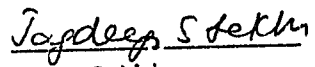
J.D. Lehki
135 Braintree
Portland, Maine 04103

This letter is to inform you that the bulkhead stairs do not meet the City of Portland's building codes. The City codes state that the treads must have a minimum of 9" from nosing to nosing. We currently have 8.5". Should we now change the stairs, we would not meet code of 6'8" in head height at the foot of the stairs, but a height of 6', which Custom Built Homes of Maine, Inc. feels would create a greater safety hazard. Custom Built Homes of Maine, Inc. is asking that you accept the stairs as is.

The City of Portland has begun enforcing a BOCA code which previously local inspectors have not enforced for bulkhead stairs.

Agreed upon as stated
above:


Dwane Christian
Custom Built Homes of Me,
inc.


J.D. Lehki

Date 6/8/93

Date 6/8/93

O.K.
J

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 10, 1993

RE: 135 Braintree St., Portland

Custom Built Homes of Maine
27 Main St.
Windham, Maine 04062

Dear Sir:

Your application to construct a single family dwelling 24' x 34' 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

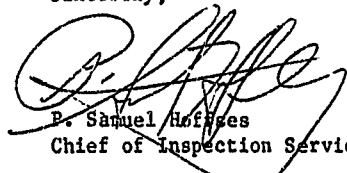
Inspection Services Condition We recommend strongly that a Registered Land Surveyor check location of foundation forms prior to placing concrete for the purpose of setbacks. William Giroux
Public Works Approved with conditions See attached M. Esterberg

Building Code Requirements

1. Please read and implement items 1, 2, 5, 6, 7, 9, 10, 12, 13, 14 and 15 of the attached building permit report.

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

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator
Meiodie Esterberg, Development Review Coordinator

Applicant: Custom Built Homes

Date: 3-9-93

Address: 135 Braintree st.

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 45' 25' req. deck not shown

Side Yards - 20' and 65' 14' req.

Front Yards - 35' 25' req.

Projections - ~~none~~ rear steps and bulkhead

Height - 2 story

Lot Area - 12,703#

Building Area - 34x24

Area per Family - entire

Width of Lot - 120'

Lot Frontage - 120'

Off-street Parking - 2 cars +

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains ..

Contact:
Owen Clark
892-3149

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

APPLICANT: Custom Built Homes of Maine
ADDRESS: 27 Main St Windham ME 04062
SITE ADDRESS/LOCATION: 135 Braintree St (lot 126)
DATE: 3/3/93

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 ^{or retained} on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 135 Braintree St, 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

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant Custom Built Homes of Maine
27 Main St- Windham, ME 04062
Mailing Address 1-fam dwlg
Proposed Use of Site _____
Acreage of Site / Ground Floor Coverage 12,703 sq ft / 24'x34'

Date 3/2/93
Address of Proposed Site 1-126-135 Braintree St.
Site Identifier(s) from Assessors Maps _____
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. Owen Clark 892-3149

Date Dept. Review Due _____
Minor Minor Site plan review

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	HIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: W.A. 3-9-93

SIGNATURE OF REVIEWING STAFF/DATE
BUILDING DEPARTMENT ORIGINAL

930178

City of Portland BUILDING PERMIT APPLICATION Fee 355

Custom-Built Home/Maine Phone # 892-3149
275 Main St - Windham, ME JA062

Address: Braintree St.

Sub: _____

Phone # _____

Proposed Use: - fam dwlg

Past Use: vacant lot

of New Res Unit: _____

W 24' T: 13' sq ft

Lot Size: 2.03 sq ft

Condominium Conversion

Construct new - 1-fam dwlg

& MMSP

Type of Soil: _____

Set Backs: Front _____

Footings Size: _____

Foundation Size: _____

Other: _____

Foundation Size: _____

Foundation Spacing: _____

Foundation Type: _____

Foundation Sheathing Type: _____

Foundation Material: _____

Foundation Spacing: _____

Foundation Sunbats: _____

White Tag or Yellow-GPCOG

Processing Form

Zone 5U - MMS

Map # _____

For Official Use Only

Date: 3/1/93

Site identified by: _____

Address of Proposed Site: _____

Block Code: _____

Lot: _____

Proposed Addition Number of: _____

Public Area: _____

Private: _____

Owner: _____

NO

Review Required: _____

Street Frontage Provided: _____

Provided Setbacks Front: _____ Back: _____ Side: _____

Zoning Board Approval Yes _____ No _____ Date: _____

Planning Board Approval Yes _____ No _____ Date: _____

Conditional Use _____ Variance _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____

Other: _____

SPRING WORKS DEPARTMENT REVIEW

Collig: _____

- Ceiling Joist Size
- Ceiling Strapping size _____ Spac. _____
- Type Ceilings _____
- Insulation Type _____
- Ceiling Height _____

- Roof:
- Truss or R. for Size _____
 - Sheathing Type _____
 - Roof Covering Type _____

Chimney: _____

Heating: _____

Electrical: _____

Plumbing: _____

Swimming Pools: _____

Permit Received By: _____

Signature of Applicant: _____

Signature of CEO: Dwayne K. Christian

Inspection Dates: _____

White Tag CEO

HISTORIC PRESERVATION

Historic Preservation Review

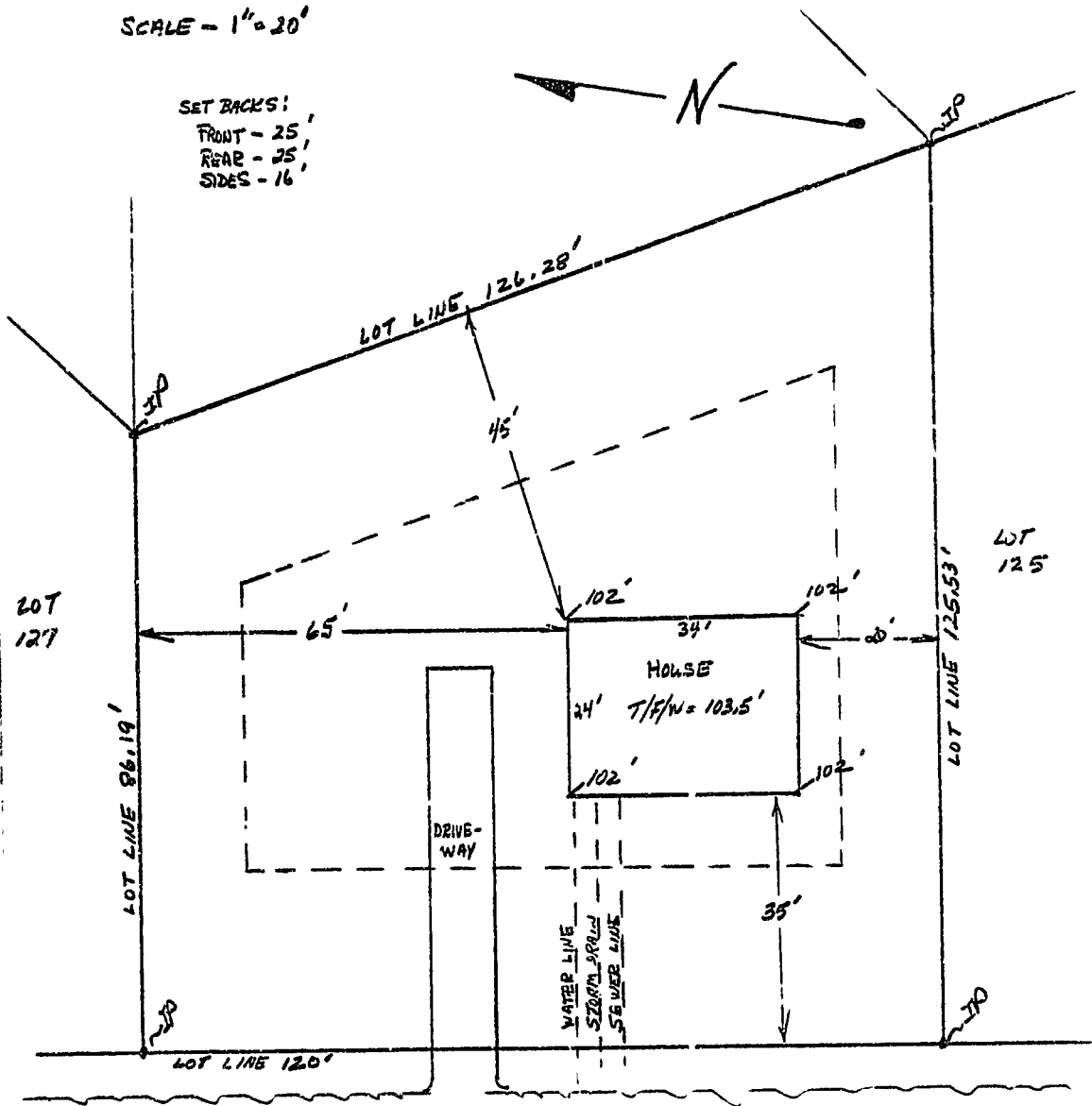
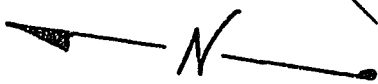
Requires Review	Yes	No
Is in District or Landmark	Yes	No
Does not require review	Yes	No
Requires Review	Yes	No
Approved	Yes	No
Approved with Conditions	Yes	No
Not Approved	Yes	No
Other	Yes	No

PERMIT ISSUED
WORK LETTER

PERMIT ISSUED
WORK LETTER

PLOT PLAN
 BRAINTREE ST.
 LOT # 126 (202, 203, 204, 205)
 SCALE - 1" = 20'

SET BACKS:
 FRONT - 25'
 REAR - 25'
 SIDES - 16'



BRAINTREE ST. 8/11 = 100.0' X