

934575 934575

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$470 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

50- MMSP

Owner: Custom Built Homes/ME Inc Phone # 892-3149  
 Address: 28 Main St- Windham, ME 04062  
 LOCATION OF CONSTRUCTION 148 Braintree St.  
 Contractor: OWNER Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: 90,000 Proposed Use: 1-fam dwlg w  
2-car gar Past Use: vacant lot  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L 32 W 24 Total Sq. Ft. \_\_\_\_\_  
 # Stories: 2 # Bedrooms 3 Lot Size: 12,000 sq ft  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion Construct 1-fam dwlg w att 2-car gar

**For Official Use Only**  
 Date 2/5/93 Subdivision: \_\_\_\_\_ Name FEB 17 1993  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost 90,000  
 Zoning: R2  
 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 WDA-7-2-17-93 (Explain)

Foundation: Minor-Mionr 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. Lally 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 \_\_\_\_\_

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 \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 Chimney:  
 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 \_\_\_\_\_  
 All work shall conform to National Electrical Code and State Law.

HISTORIC PRESERVATION

NOT IN DISTRICT OR LANDMARK  
 Does not require review.  
 Requires Review.  
 Action: Approved  
 Approved with Conditions.  
 Date: 2-5-93  
 Signature: [Signature]

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Received by Louise E. Chase  
 Signature of Applicant [Signature] Date 2-5-93  
 CEO's District Ron Smith

CONTINUED TO REVERSE SIDE [Signature]  
 Ivory Tag - CEO

White - Tax Assessor

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

Location of Construction: <b>148 Braintree St</b>		Owner: <b>Karl Savino</b>	Phone: <b>878-0133</b>	Permit No: <b>940667</b>
Owner Address: <b>SAA Portland, ME 04103</b>	Leasee/Buyer's Name:	Phone:	Business Name:	Max. Value of Work: <b>PERMIT ISSUED</b> JUL - 5 1994 CITY OF PORTLAND Zone: <b>R-2</b> CBL: <b>335-G-025</b>
Contractor Name:	Address:	Phone:		
Past Use: <b>1-fax</b>	Proposed Use: <b>1-fax w/deck</b>	COST OF WORK: <b>\$ 1,000.00</b>	PERMIT FEE: <b>\$ 25.00</b>	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: <b>Construct Deck as per plans</b>		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <input type="checkbox"/> 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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> minor

1. This permit application doesn't 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.

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

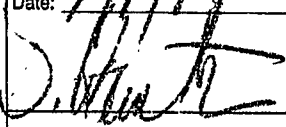
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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

SIGNATURE OF APPLICANT: **Karl Savino** ADDRESS: \_\_\_\_\_ DATE: **01 July 1994** PHONE: \_\_\_\_\_

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

White-Permit Desk Green-Assessor's Office Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: **7/1/94**  


COMMENTS

7-20-74 (deck started no permit)  
(also spindles and bottom  
of guard rail over 4")  
most around 4 1/2" across on  
bottoms

Inspection Record

Type	Date
Foundation: <u>Sono Tube's in pt</u> <u>no permit</u>	<u>7-20-74</u>
Framing: <u>OK</u>	
Plumbing: _____	
Final: <u>OK Close</u>	<u>7-25-76</u>
Other: _____	

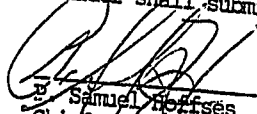
BUILDING PERMIT REPORT

Address 140 Braintree St. Date 1/July/94  
Reason for Permit To Construct deck  
Bldg. Owner: Karl Savino  
Contractor: SAB PTLD, ME.  
Permit Applicant: "  
Approval: \*1 \*10 \*12

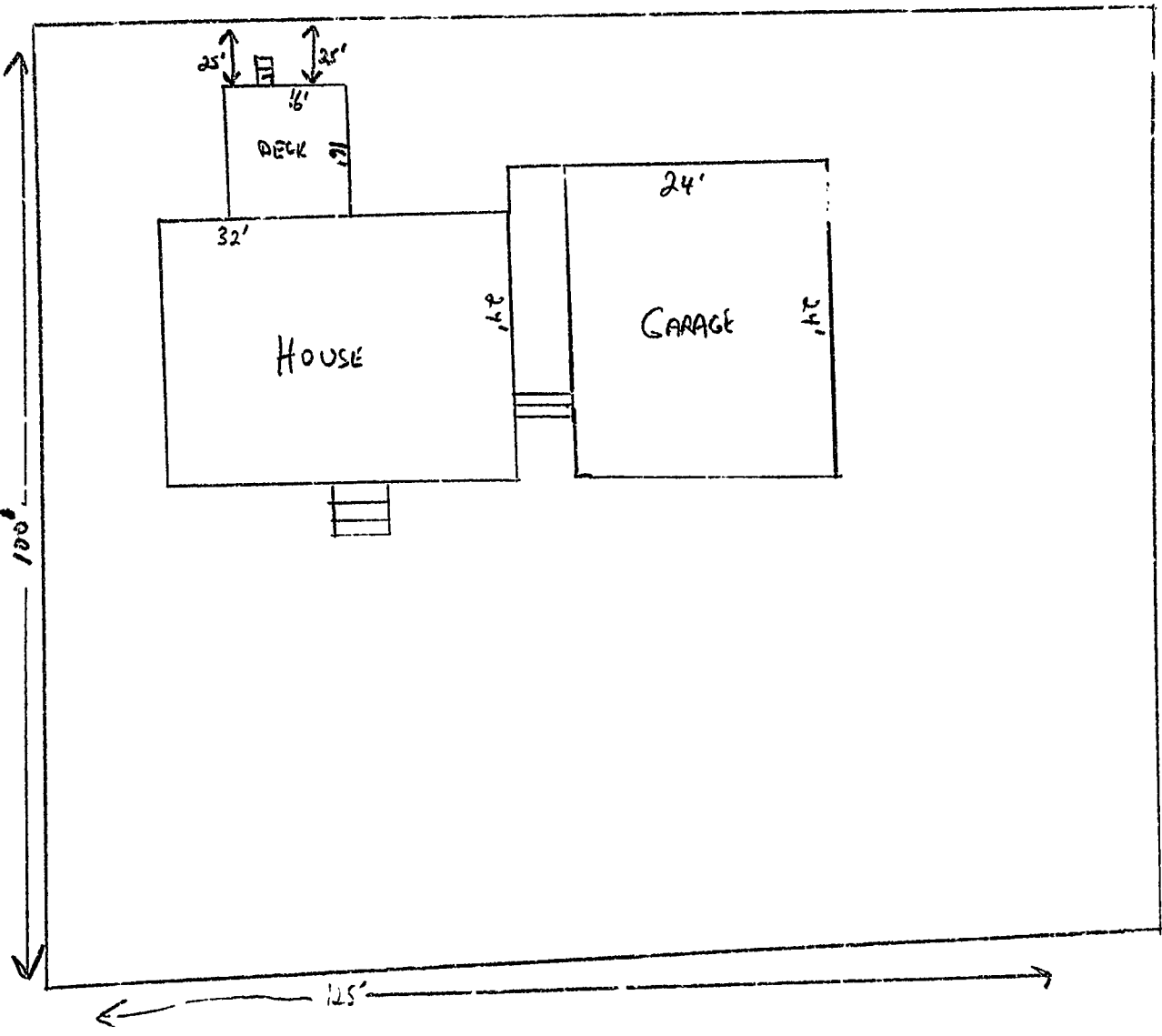
CONDITION OF APPROVAL:

- \*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. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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.
6. 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 locations 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.
7. 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 special knowledge or 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 room must have 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), and a minimum net clear opening of 5.7 sq.ft.

8. 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 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. In each story within a dwelling unit, including basements
9. 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 ;lies 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/1993).
- X10. Guardrails & Handrails -- A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, E-4, I1, 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.
11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).
- X12. 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 space is a minimum of 7'6".
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. All construction and demolition debris must be disposed 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 or occupancy is issued or demolition permit is granted.
16. 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".
17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans 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.

  
Samuel Hoffses  
Chief of Inspections

/dmn 01/14/94(redo w/additions)



please check off the appropriate description.

FOUNDATION \_\_\_\_\_ Frost Wall, min 4" below grade.  
8" thick  
 Sono Tube, 4" below grade.  
6" min. on footing, hard pan or  
bedrock.  
\_\_\_\_\_ Other

SILL \_\_\_\_\_ Size \_\_\_\_\_

SPAN OF SILL \_\_\_\_\_  
7' Distance between foundation supports

JOISTS SPAN \_\_\_\_\_

JOISTS SIZE  2 x 6 \_\_\_\_\_ 2 x 8 \_\_\_\_\_ 2 x 10 \_\_\_\_\_

DISTANCE BETWEEN JOISTS  16" O.C. \_\_\_\_\_ 24" O.C. \_\_\_\_\_ other \_\_\_\_\_

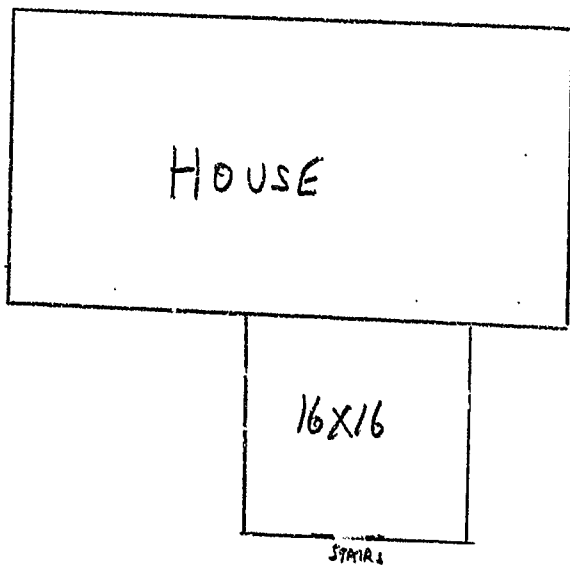
DECKING  5/4 \_\_\_\_\_ other explain \_\_\_\_\_

GUARD HEIGHT \_\_\_\_\_ 32"  36" \_\_\_\_\_ 42" \_\_\_\_\_

DISTANCE BETWEEN BALUSTER  4" spacing between \_\_\_\_\_

STAIR CONSTRUCTION minimum 9" tread.  
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.





CITY OF PORTLAND, MAINE *Karl Savino*  
Department of Building Inspection

### Certificate of Occupancy

LOCATION 148 Braintree St.

Issued to Custom Built Homes of Maine Date of Issue 6/9/93

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 93/4575, 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 with two-car garage (no deck)

Limiting Conditions: Temporary C/O

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

This certificate supersedes certificate issued

Approved: 6/9/93  
(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.



CITY OF PORTLAND, MAINE *3330-25 to 28*  
Department of Building Inspection

### Certificate of Occupancy

LOCATION 148 Braintree St

Issued to Karl Savino Date of Issue 30 June 1994

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. 934575, 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

Family Dwelling

Limiting Conditions:

car garage

This certificate supersedes certificate issued

Approved: 6-30-94  
(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.



984575

Permit # 984575 City of Portland BUILDING PERMIT APPLICATION Fee \$470 Zone 50 - MMSP Map #          Lot#         

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

Owner: Custom Built Homes/ME Inc Phone # 892-3149  
 Address: 28 Main St - Windham, ME 04062  
 LOCATION OF CONSTRUCTION 148 Braintree St.  
 Contractor: owner Sub:           
 Address:          Phone #           
 Est. Construction Cost: 90,000 Proposed Use: 1-fam dwlg w 2-car gar  
 Past Use: vacant lot  
 # of Existing Res. Units          # of New Res. Units           
 Building Dimensions L 32 W 24 Total Sq. Ft.           
 # Stories: 2 # Bedrooms: 3 Lot Size: 12,0000 sq ft  
 Is Proposed Use: Seasonal          Condominium          Conversion           
 Explain Conversion Construct 1-fam dwlg w att 2-car gar

**PERMIT ISSUED**  
**For Official Use Only**  
 Date 2/5/93 Subdivision Name FEB 17 93  
 Inside Fire Limits           
 Bldg Code          Ownership CITY OF PORTLAND  
 Time Limit          Estimated Cost 90,000  
 Zoning: R2  
 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)         

**Minor/Minor Site Plan**

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

**Floor:**  
 1. Sills Size:          Sills must be anchored.  
 2. Girder Size:           
 3. Lally 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. Seal Materials         

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

**Historic Preservation**

**Ceiling:**  
 1. Ceiling Joists Size:           
 2. Ceiling Strapping Size          Spacing           not in District nor Landmark  
 3. Type Ceilings:           Does not require review  
 4. Insulation Type          Size          Requires Review           
 5. Ceiling Height:         

**Roof:**  
 1. Truss or Rafter Size          Spacing           Approved  
 2. Sheathing Type          Size           Approved with alterations  
 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 Fixtures           
 4. No. of Lavatories           
 5. No. of Other Fixtures         

**Swimming Pools:**  
 1. Type:           
 2. Pool Size:           
 3. Must conform to National Health and Safety Code         

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

Signature of Applicant Louise P. Chase Date 2-5-93

CEO's District Ron Smith

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO

MA. MACTSAC

White - Tax Assessor

**PLOT PLAN**

- ① Site Work not completed (Seads, Paving, Driveway, trees etc)
- ② ~~Ground slop has 25% rise~~
- ③ ~~new steps (in front) has 12" rise~~
- ④ ~~address not on front of bldg~~
- ⑤ ~~Butthead Stair, treads only 8"~~
- ⑥ ~~No Spikes or anchors in triler~~



**FEE (Breakdown From Front)**

Base Fee \$ 470

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ 50

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

**COMMENTS**

*Issue Temporary C/O - Single Family Dwelling w/ 2 Car Garage*  
*no Disk*  
*All Site Work will be completed by 30 June 1993*

**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.

*Res. [Signature]* 872-3148

SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Kevin Carroll, CEO  
FROM: Melodie Esterberg, Development Review Coordinator *mal*  
DATE: June 10, 1993  
SUBJECT: Certificate of Occupancy

The site work for the following single family homes has been satisfactorily completed:

127 Braintree Street - Lou Wood  
135 Braintree Street - Custom Built Homes  
149 Braintree Street - Custom Built Homes

The street is not yet completed, however that is the responsibility of that developer (RJ Grondin) not the owners of the homes. If you have any questions, please let me know.



CUSTOM BUILT HOMES  
OF MAINE, INC


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

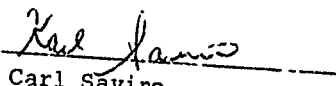
Carl Savino  
148 Fraitree St.,  
Portland, Maine 04103

This letter is to inform you that the cellar stairs and 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 not change the stairs, we would not meet code of 6'0" in head height at the foot of the stairs, but a height of 6'0" with 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 BOC code which previously local inspectors have not enforced for cellar and bulkhead stairs.

Agreed upon as stated above:

  
Dwane Christian  
Custom Built Homes of Maine, Inc.

  
Carl Savino

Date 6/2/93

Date 6-8-93

*O.K.*  
*CS*

Inspection Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

February 17, 1993

Custom Built Homes of ME, Inc.  
28 Main St  
Windham, ME 04062

Re: 148 Braintree St

Dear Sir,

Your application to construct a single family dwelling (24 ) with  
attached 2-car garage has been reviewed and a permit is he  
subject to the following requirements: issued

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

Site Plan Review Requirements

Inspection Services  
Public Works

Approved  
See Attached Conditions

W. Giroux  
M. Esterberg

Building Code Requirements

Please read and implement items 1, 2, 5, 6, 7, 8, 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,

A handwritten signature in dark ink, appearing to read 'S. Hoffses', written over a circular stamp or seal.

P. Samuel Hoffses  
Chief of Inspection Services

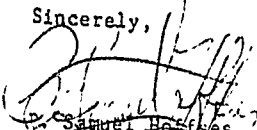
cc: W. Giroux, Zoning Administrator  
M. Esterberg, Development Review Coordinator

/mg



- \*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. For more detail 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 3-1/4" 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 Hoffes  
 Chief of Inspection Services

/el

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

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

Applicant Custom Built Homes of Maine, Inc Date 2/5/93  
27 Main St- Windham, ME 04062  
 Mailing Address 148 Braintree St. - lts 188-191 Address of Proposed Site  
 Proposed Use of Site const 1-fam bldg w att 2-car gar Site Identifier(s) from Assessors Maps  
12,000 sq ft / 24'x32' & 24'x24' 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: Ron Smith 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	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONAL Y																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: W.D.P. 2-17-93  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE  
 BUILDING DEPARTMENT—ORIGINAL



Applicant: Custom Built Homes of Maine Date: 2-17-93

Address: 148 Braintree

Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - R2  
Interior or corner lot -  
Use - single  
Sewage Disposal - city  
Rear Yards - 40' 25' req.  
Side Yards - 30' and 25' 14' req. 12' req. on garage sign  
Front Yards - 35' 25' req.  
Projections - none  
Height - 2 story  
Lot Area - 12,000 sq ft  
Building Area - 1448 sq ft OK  
Area per Family - entire  
Width of Lot - 120'  
Lot Frontage - 120'  
Off-street Parking - OK  
Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

768  
576  
104

93-008-MM

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

Melodie Esterberg  
- Planner

Applicant: Custom Built Homes of Maine, Inc  
27 Maine St - Windham, ME 04062  
Mailing Address: const 1-fam bldg w att 2-car gar  
Proposed Use of Site: 12,000 sq ft / 24'x32' & 24'x24'  
Acreage of Site / Ground Floor Coverage

Date: 2/5/93  
Address of Proposed Site: 148 Braintree St. - lts 188-191  
Site Identifier(s) from Assessors Maps  
Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
Board of Appeals Action Required: ( ) Yes ( ) No  
Planning Board Action Required: ( ) Yes ( ) No  
Proposed Number of Floors  
Total Floor Area

Other Comments: contact person: Ron Smith 892-3149  
Date Dept. Review Due:

MINOR MINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

2/8/93  
(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																REASONS SPECIFIED BELOW
DISAPPROVED																

REASONS: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie Esterberg 2/8/93  
SIGNATURE OF REVIEWING STAFF DATE  
PUBLIC WORKS DEPARTMENT COPY

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

APPLICANT: Custom Built Homes of Maine  
ADDRESS: 27 Main St Windham ME 04092  
SITE ADDRESS/LOCATION: Braintree St. lots 188-191  
DATE: 2/12/93

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, <sup>or retained</sup> on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 148 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

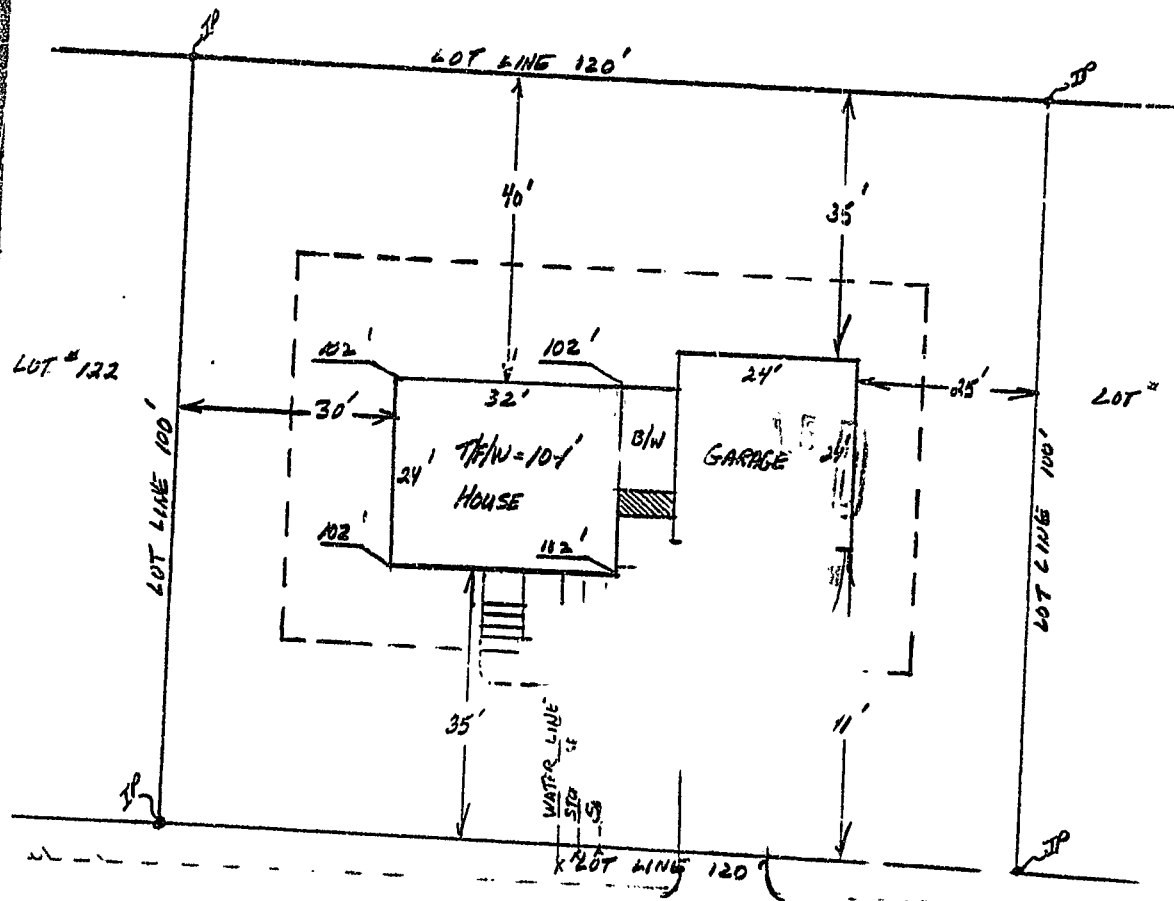
LOTS 188, 189, 190, 191

# PLOT PLAN

LOT #123 BRAINTREE ST.

12,000 SF

SCALE - 1" = 20'



BRAINTREE STREET

B/M = 106'

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

Location of Construction: 148 Braintree St		Owner: Carla Savino	Phone: 878-0133	Permit No: <b>941242</b>
Owner Address: SAA Ptld, ME 04103		Leasee/Buyer's Name:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  NOV 16 1994  <b>CITY OF PORTLAND</b> </div>
Contractor Name:		Address:	Phone:	
Past Use:  1-fam	Proposed Use:  Same w/daycare	COST OF WORK: \$	PERMIT FEE: \$ 25.00	Zoning Approval: <input checked="" type="checkbox"/> 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"/>
Proposed Project Description:  Change Use from 1-fam to 1-fam w/daycare (Max 6 children)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>93</i> Type: <i>2</i> <i>BOCA 93</i> Signature: <i>[Signature]</i>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>14 Nov 94</b>		

- This permit application doesn't 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.

**PERMIT ISSUED  
WITH REQUIREMENTS**

**CERTIFICATION**  
 I hereby certify that I am the owner of record of the real 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 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

SIGNATURE OF APPLICANT: Carla Savino ADDRESS: \_\_\_\_\_ DATE: 14 Nov 94 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

- Action:
- Approved
  - Approved with Conditions
  - Denied

Date: 11/13/94  
[Signature]

GEO DISTRICT 7  
 MR. Jordan

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

April 19, 1995

Carla Savino  
148 Braintree St.  
Portland, Maine 04103

**RE: 148 Braintree St.**

Dear Ms Savino,

This letter is in regard to your building permit (#941242). An extension is hereby granted for ninety (90) days for the period ending July 19, 1995. As stated in the BOCA National Bldg. Code/1993, section 107.9; "An inspection for a permit for any proposed work shall be deemed to have been abandoned six (6) months after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the code official shall grant one or more extensions of time for additional periods not exceeding ninety (90) days each if there is reasonable cause."

Please keep me advised on progress of this site, should you have any questions, do not hesitate to call this office, 874-8300, ext., 874-8300.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Jordan".

David Jordan  
Code Enforcement Officer

## ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
The undersigned hereby applies for a permit to make electrical installations  
in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
National Electrical code and the following specification:

Date 18 July 1995

Permit # 8498

LOCATION: 148 Braintree St

OWNER Savino ADDRESS \_\_\_\_\_ TOTAL EACH F. \_\_\_\_\_

<b>OUTLETS</b>							
	Receptacles	Switches			18	.20	
<b>FIXTURES</b>	(number of)						
	Incandescent	fluorescent			6	.20	1.20
	fluorescent strip					.20	
<b>SERVICES</b>							
	Overhead		TTL AMPS TO	800		15.00	
	Underground			800		15.00	
<b>TEMPORARY SERV.</b>							
	Overhead		AMPS OVER	800		25.00	
	Underground			800		25.00	
<b>METERS</b>	(number of)					1.00	
<b>MOTORS</b>	(number of)					2.00	
<b>RESID/COM</b>	Electric units					1.00	
<b>HEATING</b>	oil/gas units					5.00	
<b>APPLIANCES</b>	Ranges	1	Cook Tops	Wall Ovens		2.00	
	Water heaters		Fans	1	Dryers	2.00	4.00
<b>Disposals</b>	Dishwasher		Compactors		Others (denote)	2.00	
<b>MISC: (number of)</b>	Air Cond/win					3.00	
	Air Cond/cent					10.00	
	Signs					5.00	
	Pools					10.00	
	Alarms/res					5.00	
	Alarms/com					15.00	
	Heavy Duty					2.00	
	Outlets						25.00
	Circus/Carnv					5.00	
	Alterations					15.00	
	Fire Repairs					1.00	
	E Lights					20.00	
	E Generators					4.00	
<b>TRANSFER</b>	Panels					5.00	
	0-25 Kva					8.00	
	25-200 Kva					10.00	
	Over 200 Kva						
				TOTAL AMOUNT DUE			
				MINIMUM FEE		25.00	25.00

INSPECTION: Will be ready 7/19 or will call \_\_\_\_\_

CONTRACTORS NAME MacDonald Electric  
 ADDRESS 190 Kelsey St So. Ptld, ME 04106  
 TELEPHONE 767-7336  
 MASTER LICENSE No. 8498 SIGNATURE OF CONTRACTOR \_\_\_\_\_  
 LIMITED LICENSE No. \_\_\_\_\_





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

Location of Construction: <b>148 Braintree St</b>		Owner: <b>Carla Savino</b>	Phone: <b>878-0133</b>	Permit No: <b>941242</b>
Owner/Address: <b>SAA Field # NZ 04103</b>		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name:		Address:	Phone:	<b>PERMIT ISSUED</b> <b>NOV 16 1994</b> <b>CITY OF PORTLAND</b>
Past Use: <b>i-fan</b>	Proposed Use: <b>same w/daycare</b>	<b>COST OF WORK:</b> \$	<b>PERMIT FEE:</b> \$ <b>25.00</b>	
Proposed Project Description: <b>Change use from i-fan to i-fan w/daycare (Max 6 children)</b>		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group # <b>3</b> Type <b>1</b> <b>2004-13</b>	Zoning Approval: <input type="checkbox"/> 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"/>
		<b>Signature:</b>	<b>Signature:</b> <i>[Signature]</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	<b>Signature:</b> <i>[Signature]</i> <b>Date:</b>	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>14 Nov 94</b>		
1. This permit application doesn't 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.				
<b>CERTIFICATION</b> 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 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.				
SIGNATURE OF APPLICANT: <i>[Signature]</i>		ADDRESS: <b>148 Braintree St</b>	PHONE: <b>878-0133</b>	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <b>11/15/94</b> <i>[Signature]</i>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:		PHONE:		
Write-Permit Desk Green-Assessor's Office-D.P.W. Pink-Public File Ivory Card-Inspector				
				GEO DISTRICT <b>7</b> <i>[Signature]</i>

**PERMIT ISSUED WITH REQUIREMENTS**

COMMENTS

3-29-95 - no one home / doesn't look like day care in progress? / will call / left message to call  
4-14-95 - Need extension letter for Day Care / 1<sup>st</sup> pre Insp. / Furnace sprinkled  
10-25-95 DHS License # 0054383 issued 5/30/95  
OK to issue new CO.

Type	Inspection Record	Date
Foundation	_____	_____
Framing	_____	_____
Plumbing	_____	_____
Final	_____	_____
Others	_____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 148 Braintree St

Issued to Carla Savino

Date of Issue 25 October 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. 941242, 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

Entire

APPROVED OCCUPANCY

Single Family  
w/Daycare (Max 6)

**Limiting Conditions:**

maximum six (6) children

This certificate supersedes  
certificate issued

Approved:

10-25-95  
(Date)

Inspector

Inspector of Buildings

Note - This certificate identifies the use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner of record for one dollar.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

April 19, 1995

Carla Savino  
148 Braintree St.  
Portland, Maine 04103

**RE: 148 Braintree St**

Dear Ms Savino,

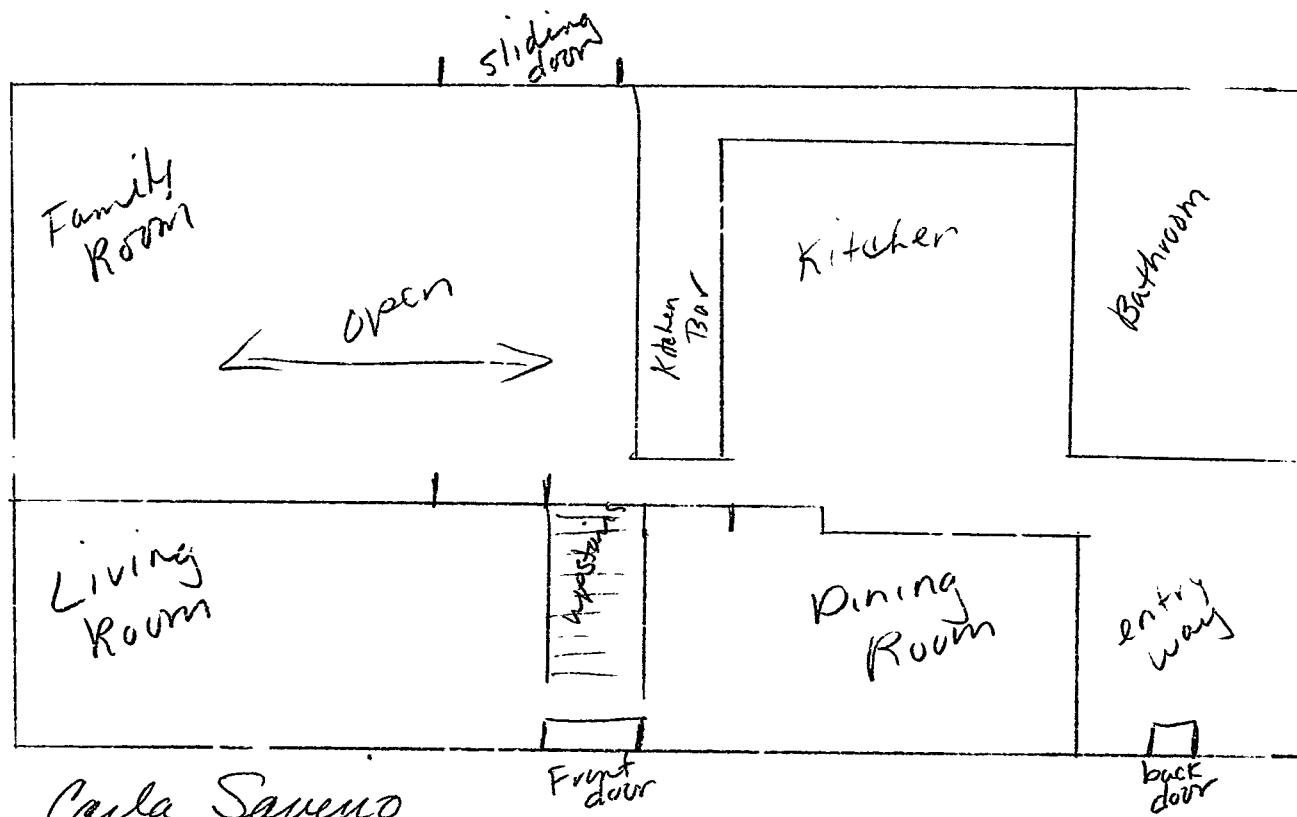
This letter is in regard to your building permit (#941242). An extension is hereby granted for ninety (90) days for the period ending July 19, 1995. As stated in the BOCA National Bldg. Code/1993, section 107.9; "An inspection for a permit for any proposed work shall be deemed to have been abandoned six (6) months after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the code official shall grant one or more extensions of time for additional periods not exceeding ninety (90) days each if there is reasonable cause."

Please keep me advised on progress of this site, should you have any questions, do not hesitate to call this office, 874-8300, ext., 8709.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Jordan".

David Jordan  
Code Enforcement Officer



Carla Saveno  
148 Braintree St.  
Portland, Me

333-6025

(8) Approach zone transition area: Slope, one (1) in two (2).  
(Code 1968, § 602.18.H)

**Sec. 14-410. Home occupation.**

*Purpose.* The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.

- (1) In connection with the operation of a home occupation, within a dwelling unit, the following requirements shall be met:
  - a. A home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six (6) children plus two (2) children after school and having no nonresidential employees;
  - b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
  - c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (1)a. above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
  - d. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building;
  - e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
  - f. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
  - g. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
  - h. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
  - i. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
  - j. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.
- (2) No residence shall be occupied, altered or used for any home occupation except the following:
  - a. Accountants and auditors;

be permitted as a conditional use subject to the requirements of paragraph (1) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

(Code 1968, § 602.18.1; Ord. No. 277-77, 11-7-77; Ord. No. 546-85, § 1, 5-6-85, Ord. No. 76-85, § 1, 7-1-85, Ord. No. 66-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90)

Secs. 14-411-14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.  
(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.  
(Code 1968, § 602.19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.  
(Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.  
(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

A front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.  
(Code 1968, § 602.19.D)

LAND USE

§ 14-410

- b. Answering services (telephone);
  - c. Architects;
  - d. Artists and sculptors;
  - e. Authors and composers;
  - f. Computer programming;
  - g. Custodial services;
  - h. Custom furniture repair and upholstery;
  - i. Dentists, doctors, therapists, and health care practitioners;
  - j. Direct mail services;
  - k. Dressmakers, seamstresses and tailors;
  - l. Engineers;
  - m. Family planning services;
  - n. Hairdressers (limited to no more than two (2) hair dryers);
  - o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
  - p. Interior decorators;
  - q. Lawyers, justices of the peace and notary publics;
  - r. Licensed family day care home or babysitting services;
  - s. Musicians or music teachers, including group instruction not to exceed six (6) students at any time but not including performances or band rehearsals, which shall meet the following requirements in addition to those set forth in subsection (1) of this section:
    - 1. Electronic amplification is prohibited;
    - 2. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
    - 3. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
  - t. Office facility of a minister, rabbi, or priest;
  - u. Photographic studios;
  - v. Professor, counseling and consulting services;
  - w. Professional research services;
  - x. Sales persons provided that no retail or wholesale transactions are made on the premises;
  - y. Small appliance repair;
  - z. Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
  - aa. Special tutoring or instruction (not to exceed three (3) pupils at any given time);
  - bb. Stenographic and other clerical services.
- 3) A home occupation that is not listed in paragraph 2 of this section but is similar to and no more objectionable than these home occupations listed in that paragraph, shall



**City of Portland, Maine - Building or Use Permit Application** 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 148 Braintree St  
 Owner Address: 148 Braintree St - PTID, ME  
 Contractor Name: \_\_\_\_\_  
 Proposed Use: 1-fam w day/care  
 Past Use: \_\_\_\_\_

Lease/Buyer's Name: Karl A Savino  
 Address: 04103  
 Phone: 797-5490 x247  
 Business Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Proposed Project Description: \_\_\_\_\_  
 Proposed Use: 1-fam w day/care  
 COST OF WORK: \$ 2500  
 FIRE DEPT.  Approved  Denied  
 INSPECTION: Use Group R3 Type: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Permit Taken By: \_\_\_\_\_  
 Date Applied For: 1/1/95  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

1. This permit application is not valid until 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.

**CERTIFICATION**

I hereby certify that I am the owner 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 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.

Signature of Applicant: [Signature]  
 Address: 148 Braintree St  
 Date: 1-1-95  
 Phone: 878-0133

Responsible Person in Charge of Work Title: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: **50709**  
 PERMIT ISSUED  
 JUL 1 1995  
 CITY OF PORTLAND

- Zoning Approval: \_\_\_\_\_  
 Special Use or Review: \_\_\_\_\_  
 Zoning Appeal:  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied  
 Historic Preservation:  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: 7/10/95  
 Signature: [Signature]  
 CEO District: 7  
 D. Jordan

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

Location of Construction: 148 Braintree St		Owner: Karl A Savino	Phone: 797-541 4207	Permit No: 950709
Owner Address: 148 Braintree St- PT 1, 4E		Lease/Buyer's Name: JL 103	Phone:	Business Name:
Contractor Name:		Address:		Phone:
Past Use: 1-fam w day/care	Proposed Use: 1-fam w day/care - inter renovations	COST OF WORK: \$ 2500	PERMIT FEE: \$ 35	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  JUL 11 1995                  CITY OF PORTLAND             </div>
Proposed Project Description:  interior renovations - basement		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 83 Type: 513 000993	
Signature:		Signature:		Zoning Approval: Daycare use ok. 5/10/95 Special Zoning 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: L Chase	Date Applied For: 7/7/95	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Signature:		Date:		

- This permit application doesn't 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.

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 7/10/95  
 [Signature]

**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 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

Signature of Applicant: Karl A Savino ADDRESS: 148 Braintree St. Portland, ME 04103 DATE: 7/15 PHONE: 818-0133

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

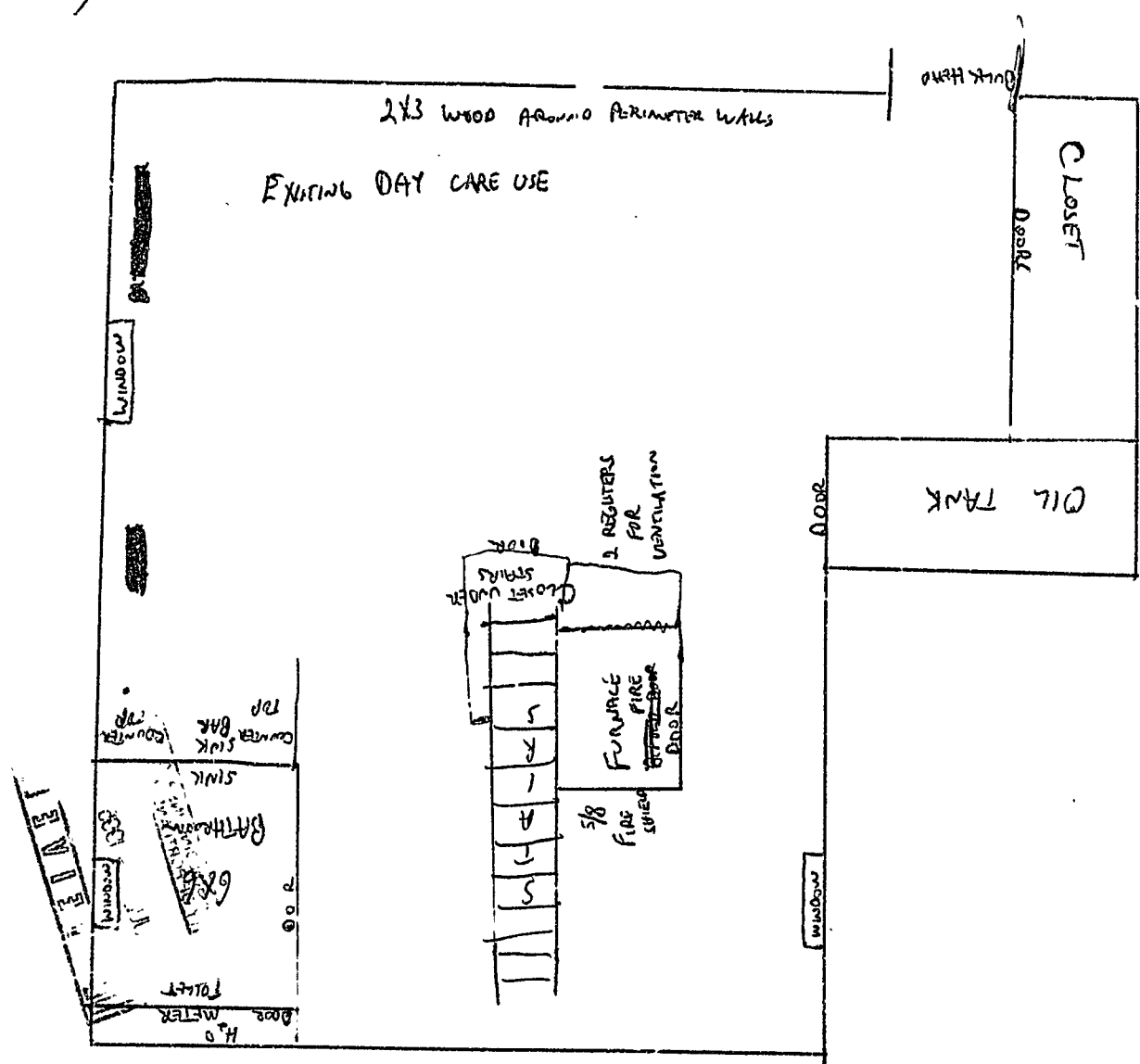
GEO DISTRICT 7  
 [Signature]

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

10-25-95 - Plumbing Fixtures / Hand rail + Kitchens for day care  
4-24-96 - Hand rail (corner options for height) on Rear Day Care Exit.  
State 0054383 / Issued 05/03/96 8 Child under sixteen /  
Furnace on / sprinkler installed /

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

## PROPERTY ADDRESS

Town Or Plantation: \_\_\_\_\_  
Street Subdivision Lot #: 148 Brain tree  
PROPERTY OWNERS NAME:  
Last: Squino First: Harl  
Applicant Name: Francis R Capozzi  
Mailing Address of Owner/Applicant (if Different): Box 613 Portland ME 04104

PORTLAND 5459 TOWN COPY  
Date Permit Issued: 5/1/96 \$ 12 FEE Double Fee Charged  
Local Plumbing Inspector Signature: [Signature] L.P.I. # 0124

### Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 2/18/96

### Caution: Inspection Required

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

Local Plumbing Inspector Signature: David Jordan Date Approved: 5-1-96

## PERMIT INFORMATION

Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1325</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b>  HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
Number of Hook-Ups & Relocations		indirect Waste	1	Water Closet (Toilet)
Hook-Up & Relocation Fee  <b>OR</b> TRANSFER FEE (\$6.00)		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
			3	Total Fixtures
				Permit Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)
				\$ 12

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE