

924421

395.00 - bldg prmit

Permit # 924421 City of Portland BUILDING PERMIT APPLICATION Fee 50.00 Zone MMSF Map # Lot#

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

Owner: Custom Built Homes Phone # 992-3149
 Address: 27 Main ST So. Windham, ME 04062
 LOCATION OF CONSTRUCTION Braintree St 333-G-29, -30, 31, 32
 Contractor: #154 Sub: 192, 193, 194, 195
 Address: Phone #
 Est. Construction Cost: 75,000 Proposed Use: 1-fam dwlg
 Past Use: Vacant Land
 # of Existing Res. Units # of New Res. Units
 Building Dimensions L 36' W 24' Total Sq. Ft.
 # Stories: # Bedrooms Lot Size: 13,000 sq ft
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion Minor-Minor Site Plan - Const 1-fam dwelling

For Official Use Only
 Date Nov 23, 1992 Subdivision:
 Inside Fire Limits Name DEC 15 1992
 Bldg Code: Lot:
 Time Limit: Ownership: Public
 Estimated Cost 75,000 CITY OF PORTLAND

Zoning: R2
 Street Frontage Provided:
 Provided Setbacks: Front Back Side 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) WDA - 12-14-92

Foundation:
 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 Span
 2. Sheathing Type Size
 3. Roof Covering Type

Chimneys:
 Type: Number of Fire Places

Heating:
 Type of Heat:

Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:
 Type:
 Pool Size: Square Foot
 Must conform to National Electrical Code and State Law

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit received By Mary Gresik
Signature of Applicant Ron Smith Date Nov 23, 1992

CEO's District 7
CONTINUED TO REVERSE SIDE Mr. MacIsaac
Ivory Tag - CEO

White - Tax Assessor

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 154 Braintree St

Date of Issue March 16, 1993

Issued to Custom Built Homes

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. 924421, 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:

Any required site work or work within the right-of-way to be completed by June 30, 1993

This certificate supersedes certificate issued

Approved:

3-16-93
(Date)

Inspector

Inspector of Buildings

Notice: 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 or leasee for one dollar.

92421

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Permit # 92421 City of Portland BUILDING PERMIT APPLICATION Fee 50.00 Zone RMS Map # Lot#

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

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PERMIT ISSUED
For Official Use Only
 Date November 23, 1992 Subdivision
 Inside Fire Limits Name
 Bldg Code Lot
 Title Limit Ownership
 Estimated Cost 75,000 Public
CITY OF PORTLAND

Zoning: R2
 Street Frontage Provided:
 Provided Setbacks: Front Back Side 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) WDA - 12-14-92

Foundations:
 1. Type of Soil:
 2. Set Racks - 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
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Interior Walls:
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 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if reqd
 5. Other Materials

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceilings: Size
 4. Insulation Type
 5. Ceiling Height:

Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type

Chimneys:
 Type: Number of Fire Places

Heating:
 Type of Heat:

Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

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

Permit Received By Mary Gralik
 Signature of Applicant [Signature] Date Nov 23, 1992
 CEO's District 7 Ron Smith

CONTINUED TO REVERSE SIDE [Signature] ISDCC
 White - Tax Assessor
 Ivory Tag - CEO

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	In	ion Record	Date
Excavation			12/18/92
Foundation forms			12/29/92
Final			3/16/93
			/ /
			/ /

COMMENTS ^{c 3-17} 3-16-93 OK, ~~meeting~~ site plan approval.

CERTIFICATION

I hereby certify that I am the owner or 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 this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Signature] ADDRESS PHONE NO. 892-3199
 SIGNATURE OF APPLICANT RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 14, 1992

Custom Built Homes
27 Main St
So. Windham, ME 04062

Re: 154 Braintree St

Dear Sir,

Your application to construct a single family dwelling (24"x36") has been reviewed and a permit is herewith issued subject to the following requirements:

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

Site Plan Review Requirements

Inspection Services	Approved	W. Giroux
Public Works	Approved w/conditions (see attached)	M. Esterberg

Building Code Requirements

Please read and implement items 1, 2, 6, 7, 9, 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 'Samuel P. Hoffses', written over a horizontal line.

P. Samuel Hoffses
Chief of Inspection Services

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

BUILDING PERMIT REPORT

ADDRESS: 154 BrainTree ST. DATE: 14/Dec/92

REASON FOR PERMIT: To Construct a single family dwelling
24'x36'

BUILDING OWNER: Custom Built Homes

CONTRACTOR: " " "

PERMIT APPLICANT: " " "

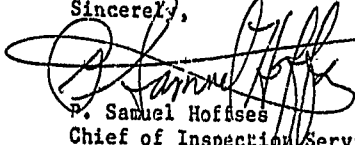
APPROVED: *1 *2 *6 *7 *9 *12 *13 *14 *15

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.

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. 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 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

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

Custom Build Homes
 Applicant 154 November 23, 1992
 Mailing Address 27 Main St So. Windham, ME 04062 Braintree St Lots 192, 193, 194, 195
 Proposed Use of Site 1-fam dwelling 333-G-29, 30, 31, 32
 Acreage of Site / Ground Floor Coverage 13,000 sq ft / 884 sq ft 333-G-29, 30, 31, 32
 Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area 1,600
 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	ZONING LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
	COMPLIES																		
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: WDH-P 12-14-92

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: Custom Built Homes

Date: 12-14-92

Address: 154 Braintree St

Assessors No.: 33-G-29, 30, 31, 32

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 - 20' and 20' 20' and 8' req (20' side yard on side streets)

Front Yards - 35' - 25' req

Projections - none

Height - 1 1/2 story

Lot Area - 13,000 sq ft

Building Area - 884 sq ft

Area per Family - entire

Width of Lot - 123' OK

Lot Frontage - CK

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

92-103-MM

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
Planning

Applicant Custom Build Homes Date November 23, 1992
 Mailing Address 27 Main St. So. Windham, ME 04062 Address of Proposed Site Braintree St. Lots 192, 193, 194, 195
 Proposed Use of Site 1-fam dwelling Site Identifier(s) from Assessors Maps 353-G-29, 30, 31, 32
 Acreage of Site / Ground Floor Coverage 13,000 sq ft / 884 sq ft Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area 1,600
 Planning Board Action Required: () Yes () No

Other Comments: CONTACT PERSON: Ron Smith 892-1149
 Date Dept. Review Due: _____

MINOR MINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

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

REASONS: _____

(Attach Separate Sheet if Necessary)

Melodie Esterberg 12/14/92
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Contact:
Ron Smith
892-3149

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

APPLICANT: Custom Built Homes

ADDRESS: 27 Main St. So Windham, ME 04062

SITE ADDRESS/LOCATION: Braintree St lots 192-195

DATE: 12/14/92

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

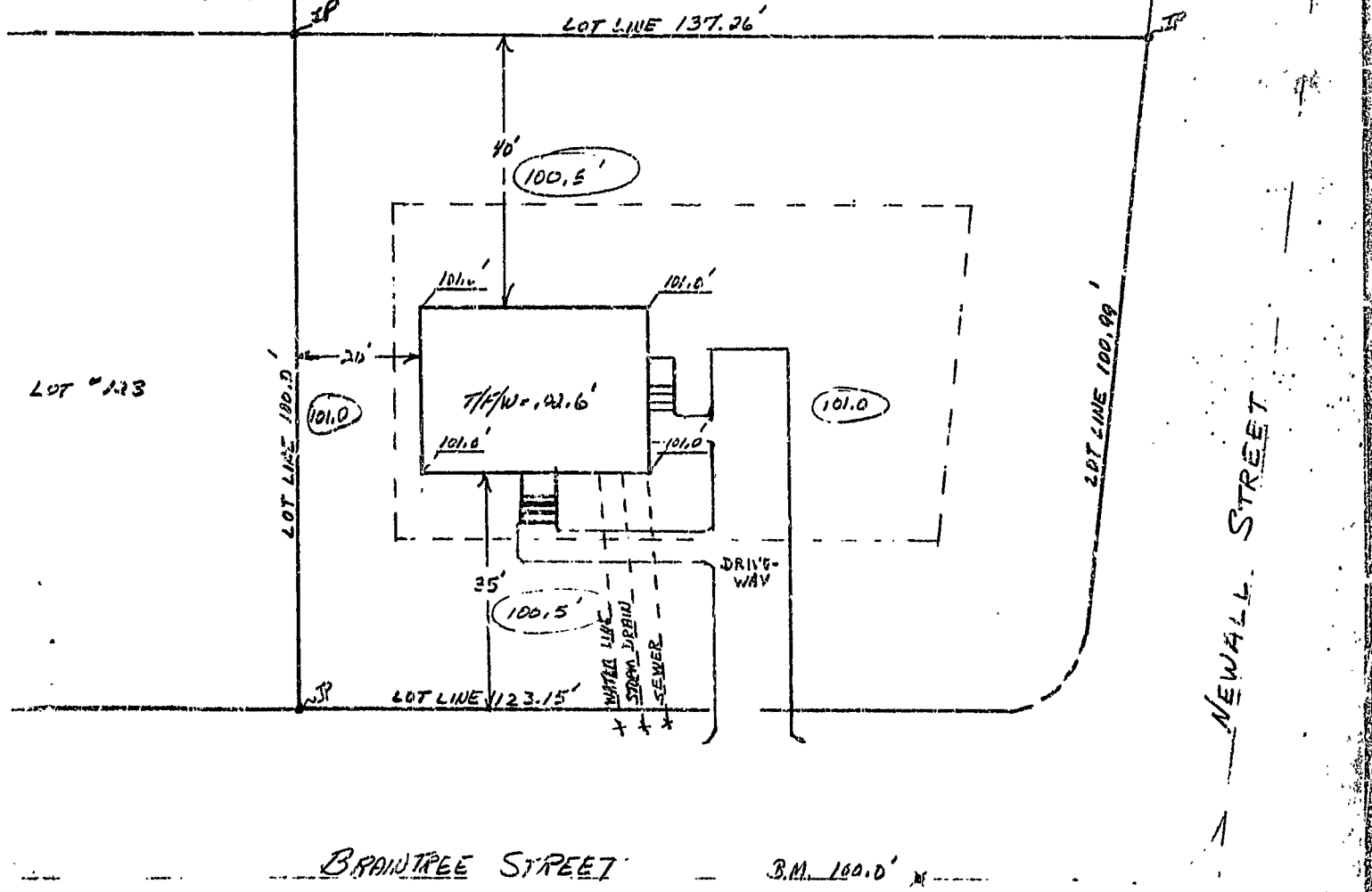
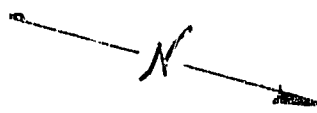
CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two (2) City of Portland approved species and size trees must be planted ^{or retained} on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 154 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

PLOT PLAN
LOT # 124 BRAINTREE ST.
PORTLAND, ME.
13,021 SQ. FT.
SCALE - 1 IN. = 20 FT.

LOTS 192, 193, 194, 195



BRAINTREE STREET

B.M. 100.0'

NEWALL STREET

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland ME

Street Subdivision Lot #: 154 Brintree

PROPERTY OWNERS NAME

Last: Custom Built Homes First: _____

Applicant Name: Jimino's P&H

Mailing Address of Owner/Applicant (if Different): 1423 Riverside St Portland ME

7

PORTLAND 4706 TOWN COPY

Date Permit Issued: 3-11-93 \$ 134 FEE Canteen Fee Charged

Local Plumbing Inspector Signature: _____ L.P.I. #: 011241

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: 3/11/93

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: Burt MacIsaac Date Approved: 3-16-93

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER

LICENSE # 1056531

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	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.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
Number of Hook-Ups & Relocations		Bidet		Laundry Tub
		Other: _____	1	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			12	Total Fixtures
				Fixture Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)
				\$34

Rough JW Inspections

2/5/93 AM SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE