

930970

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 320 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to the Prop. plans must accompany form. 50 - MMSP

Owner: Custom Built Home / ME Phone # 892-3149  
Address: 27 Main St - Windham, ME 04067  
LOCATION OF CONSTRUCTION 145 Braintree St.  
Contractor: owner Sub.: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
Est. Construction Cost: 60,000 Proposed Use: 1-fam dwlg  
Past Use: vacant lot  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L 40 W 26 Total Sq. Ft. \_\_\_\_\_  
# Stories: 2 # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion construct 1-fam dwlg

**For Official Use Only**  
Date 10/6/93 Subdivision: \_\_\_\_\_  
inside Fire \_\_\_\_\_ Name OCT 20 1993  
Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
Time Limit \_\_\_\_\_ Own ship: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
Estimated Cost: 60,000  
Zoning: Street Frontage Provided: 2  
Provided Setbacks: Front 25 Back 25 Side 12 Side 12  
Review Required: Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) \_\_\_\_\_

Foundation: M M S P  
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: \_\_\_\_\_ Size \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_

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

Chimneys: HISTORIC PRESERVATION  
Type: \_\_\_\_\_ Number of Fireplaces 2 mark \_\_\_\_\_

Heating: Type of Heat: Does not require review. Requires Review \_\_\_\_\_

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

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

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

**PERMIT ISSUED WITH LETTER**

Received By Louise E. Chase Date 10/6/93

Signature of Applicant: \_\_\_\_\_ Dwane K. Christian  
CEO's District 7

CONTINUED TO REVERSE SIDE 7 MR. Carroll  
Ivory Tag - CEO

White - Tax Assessor

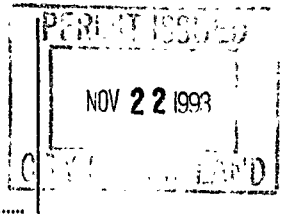
931091

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 11/19/93



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 145 Braintree St Use of Building 1-fam No. Stories New Building Existing " Name and address of owner of appliance Custom Built Homes of ME Installer's name and address Caron & Waltz 321 Lincoln St- South Ptld, ME 04106 Telephone 799-2228

To install forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft From top of smoke pipe 2 ft From front of appliance 12 ft From sides or back of appliance 12 ft Size of chimney flue 7 inch Other connections to same flue no If gas fired, how vented? Rated maximum demand per hour 1 gal/hr Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Bekkett Labelled by underwriters' laboratories? yes Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 6 inch Location of oil storage basement Number and capacity of tanks one- 275 gal Low water shut off yes Make MacDonald-Hillar No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

cost of work: \$2800 Caron & Waltz MS 20006019 master oil burner license

Amount of fee enclosed? \$ 35

APPROVED:

[Signature]

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

[Signature] CARON & WALTZ PRESIDENT

CS 30C

INSPECTION

FILE

APPLICANT'S

ASSESSOR'S COPY

[Signature] Mrs. Jordan



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 11/17/93 19  
 Receipt and Permit number 4229

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
 LOCATION OF WORK: 145 Braintree St.  
 OWNER'S NAME: Custom Built Homes/ME ADDRESS: \_\_\_\_\_

<b>OUTLETS:</b>	Receptacles <u>40</u>	Switches <u>25</u>	Plugmold _____	ft. TOTAL <u>65</u>	.....	<b>FEES</b>
<b>FIXTURES:</b> (number of)	Incandescent <u>10</u>	Flourescent _____	(not strip) TOTAL <u>10</u>	.....		<u>13.00</u>
	Strip Flourescent _____	ft. ....				<u>2.00</u>
<b>SERVICES:</b>	Overhead _____	Underground <input checked="" type="checkbox"/>	Temporary _____	TOTAL amperes <u>100</u>	..	<u>15.00</u>
<b>METERS:</b> (number of)	.....					<u>1.00</u>
<b>MOTORS:</b> (number of)	.....					
	Fractional _____	.....				
	1 HP or over _____	.....				
<b>RESIDENTIAL HEATING:</b>	Oil or Gas (number of units) _____	.....				
	Electric (number of rooms) _____	.....				
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	Oil or Gas (by a main boiler) _____	.....				
	Oil or Gas (by separate units) _____	.....				
	Electric Under 20 kws _____	Over 20 kws _____	.....			
<b>APPLIANCES:</b> (number of)	Ranges _____	1	Water Heaters _____	.....		
	Cook Tops _____		Disposals _____	1	.....	
	Wall Ovens _____		Dishwashers _____	1	.....	
	Dryers _____	1	Compactors _____	.....		
	Fans _____	1	Others (denote) _____	.....		
	TOTAL <u>5</u>	.....				
<b>MISCELLANEOUS:</b> (number of)	.....					<u>10.00</u>
	Branch Panels _____	.....				
	Transformers _____	.....				
	Air Conditioners Central Unit _____	.....				
	Separate Units (windows) _____	.....				
	Signs 20 sq. ft. and under _____	.....				
	Over 20 sq. ft. _____	.....				
	Swimming Pools Above Ground _____	.....				
	In Ground _____	.....				
	Fire/Burglar Alarms Residential _____	.....				
	Commercial _____	.....				
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	.....				
	over 30 amps _____	.....				
	Circus, Fairs, etc. _____	.....				
	Alterations to wires _____	.....				
	Repairs after fire _____	.....				
	Emergency Lights, battery _____	.....				
	Emergency Generators _____	.....				

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE:  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE:  
 TOTAL AMOUNT DUE: 41.00

**INSPECTION:**  
 Will be ready on 11/19 - pm, 1993; or Will Call \_\_\_\_\_  
**CONTRACTOR'S NAME:** Jeffrey S. Hight  
**ADDRESS:** XXX 17 Racine Ave - Ptd  
**TEL.:** 797-9693  
**MASTER LICENSE NO.:** #14229  
**LIMITED LICENSE NO.:** \_\_\_\_\_

**SIGNATURE OF CONTRACTOR:**

INSPECT  WHITE  
 OFFICE  CANARY  
 CONTRACTOR  COPY - GREEN





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to Russell & Laurie Brink

LOCATION 145 Braintree St (Lot #127) 333-H-009

7014

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. 930970, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7-1-94 *[Signature]*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate (1) states 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  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 145 Braintree St.

Issued to Custom Built Homes of Maine Date of Issue 12/16/93

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. 93/0970, 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

Limiting Conditions:

1. Site stabilization and landscaping to be completed by 6/1/94.
2. Grading to be completed - positive drainage away from foundation walls.

This certificate supersedes  
certificate issued

Approved

(Date)

Inspector

Inspector of Buildings

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

880970

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 320 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form. 50 - MMSP

Owner: Custom Built Homes/ME Phone # 337-3149  
 Address: 27 Main St - Windham, ME 04062  
 LOCATION OF CONSTRUCTION 145 Graintree St.  
 Contractor: owner Sub.: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: 50,000 Proposed Use: 1-fam dwlg  
 Past Use: vacant lot  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L 40 W 25 Total Sq. Ft. \_\_\_\_\_  
 # Stories: 2 # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion construct 1-fam dwlg

**For Official Use Only** **PERMIT ISSUED**  
 Date 10/6/93 Subdivision \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Lot OCT 20 1993  
 Time Limit \_\_\_\_\_ Ownership \_\_\_\_\_  
 Estimated Cost 60,000 Public \_\_\_\_\_ Private \_\_\_\_\_  
**CITY OF PORTLAND**  
 Zoning: Street Frontage Provided: R-2  
 Provided Setbacks: Front 25 Back 25 Side 12 Side 12  
 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 (Exp. \_\_\_\_\_)

Foundation: MMSP  
 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: 7

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 HISTORIC PRESERVATION  
 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 and State Law.

**PERMIT ISSUED WITH LETTER**  
 Permit Received By Louise E. Christian Date 10/6/93  
 Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date 10/6/93

CEO's District 7 Dwane K. Christian  
 CONTINUED TO REVERSE SIDE 7 MR. Carroll  
 Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN



**FEES (Breakdown From Front)**

Base Fee \$ 320  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ 50  
 Other Fees \$ \_\_\_\_\_  
 (F. Vain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

**Inspection Record**

Type	Date
Foundation & sheet rock completed	12 17 1993
No Setbacks checked no markers	1 1
Insured	1 1
12-16-93 Final OK	1 1
Setbacks appear OK	12 16 1993
OK for C.O. with back	1 1

**COMMENTS** 12-8-93 Bulkhead stairs headroom? (12-16-93 OK \$)  
check first floor work on Basement & Living Room for S (12-16-93 OK)  
2nd Floor unfinished / need permit to continue (12-16-93)

**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 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] 12/16/93  
 SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.





**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** Dave Jordan, Building Inspector  
**FROM:** Craig R. Carrigan, P.E., Development Review Coordinator  
**DATE:** December 15, 1993  
**SUBJECT:** 145 Braintree Street

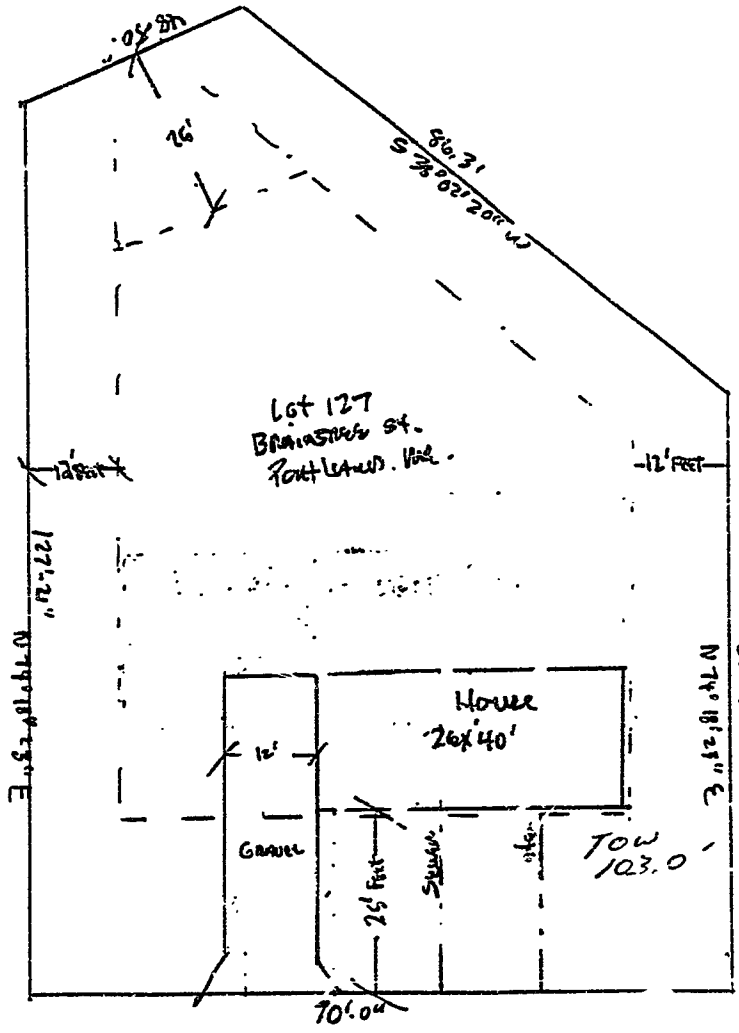
Dave -

I have reviewed the aforementioned site and have no objection to issuance of a Certificate of Occupancy with the following conditions:

1. That the site be stabilized and all landscaping be completed by June 1, 1994.
2. That grading be completed on site to insure positive drainage away from foundation walls.

145  
Bramble

Customs Blk Hms / me



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 20, 1993

RE: 145 Braintree St.

Custom Built Homes of Maine  
27 Main Street  
Windham, ME 04062

Dear Sir:

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

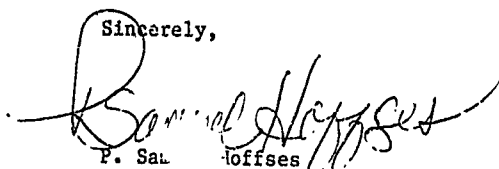
No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements  
Inspections Service Approved William Giroux  
Public Works Approved with Conditions(attached) C. Carrigan

- Building Code Requirements
1. Please read and implement items 1, 6, 7, 9, 12, 13, and 14 of the attached building permit report.

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

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspection Services

/el

cc: William D. Giroux, Zoning Administrator  
Craig Carrigan, PE, Development Review Coordinator

BUILDING PERMIT REPORT

ADDRESS: 145 Braintree St. DATE: 20/001/93

REASON FOR PERMIT: To Construct a single Family dwelling

BUILDING OWNER: Custom Built Homes of MAINE

CONTRACTOR: ll

PERMIT APPLICANT: ll

APPROVED: \*1 \*6 \*7 \*9 \*12 \*13 \*14

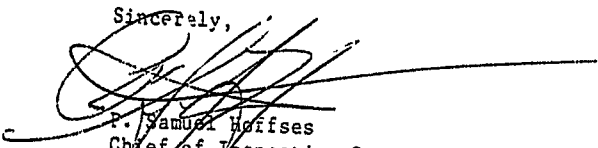
CONDITION OF APPROVAL: 1 1 1 1

- \*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 opening of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm)
- \*7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 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, floor, 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,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

11/16/88-1/27/90-8/14/91-9/2/92-10/14/92

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Custom Built Homes/Maine

Mailing Address 27 Main St- Windham, ME 04062

Proposed Use of Site const 1-fam dwlg

Acreage of Site / Ground Floor Coverage 12,703 sq ft / 26'x40'

Date 10/6/93

Address of Proposed Site L-127 - Braintree St.

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: Scott ? 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

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARD	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 20/20/93

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

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

*Planning*  
*- A Jaegerman*

Applicant: Custom Built Homes/Maine  
 Mailing Address: 27 Main St - Windham, ME 04062  
 Proposed Use of Site: const 1-fam dwlg  
 Acreage of Site / Ground Floor Coverage: 12.703 sq ft / 25'x40'

Date: 10/6/93  
 Address of Proposed Site: 127 - Braintree St.  
 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  
 Other Comments: contact person: Scott ? 892-3149  
 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: SEE ATTACHED COMMENTS

(Attach Separate Sheet if necessary)

*20/30/93*  
*[Signature]*  
 SIGNATURE OF REVIEWING STAFF / DATE

PUBLIC WORKS DEPARTMENT COPY

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

APPLICANT: CUSTOM BUILT HOMES  
ADDRESS: 27 MAIN ST - WINDHAM, ME 04092  
SITE ADDRESS/LOCATION: BRAINTREE ST - LOT 127  
DATE: 15 OCTOBER 1993

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

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 145 BRAINTREE, 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, ex. 8822. (Only excavators licensed by the City of Portland are eligible).
- EXISTING GRADES TO BE SET TO ALLOW POSITIVE DRAINAGE TOWARDS BRAINTREE STREET AND BEVERLY.

cc: P. Niehoff