

Applicant: *Martin Rogers Coverts* Date: *Sept 10, 1986*
Address: *Lot #28 Deering Run Road*
Assessor No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *R-2*

Interior or corner lot - ~~Interior~~ *Interior*

Use - *Single Family w/ attached rear garage*

Sewage Disposal - *O.K.*

Rear Yards - *61'*

Side Yards - *27' and 27'*

Front Yards - *33'*

Projections -

Height ~~2 1/2~~ *2 1/2 story*

Lot Area - *13,182*

Building Area *1638 sq ft (or less)*

Area per Family - *10,000 sq ft*

Width of Lot - *93'*

Lot Frontage - *25'*

Off-street Parking - *O.K. Driveway and 2 car garage*

Loading Bays - *NA*

*This is a new
subdivision off
Washington Ave
beyond Continental
Drive.*

Site Plan -

Shoreland Zoning -

Flood Plains -

133'
72

61'



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 11, 1986

RE: Lot #28 Deering Run, Portland, Maine

Martin Rogers Construction
276 Summit Street
Portland, Maine 04103

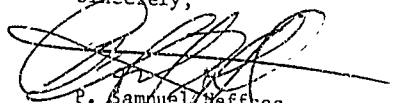
Dear Sir:

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

1. All lot lines shall be clearly marked before calling for a foundation inspection; and,
2. Please read and implement items 5, 6, and 7 of the attached building permit report.

If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Heffes
Chief of Inspection Services

rel

BUILDING PERMIT REPORT

DATE:

9/10/86

ADDRESS:

Lot #28 Doering Run

REASON FOR PERMIT:

Single family (39'x40') with 2-car gara.

BUILDING OWNER:

Louis Rossi

CONTRACTOR:

Martin Rogers Const.

PERMIT APPLICANT

Contractor

APPROVED: # 5-687

~~DENIED~~

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 5.) 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).

- *6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- *7.) 608.1 Attached garages: 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 ½-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 (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 28 Deering Run Drive

Issued to Martin Rogers Construction

Date of Issue September 18, 1987

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. 86-1254, 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 dwelling with
attached garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/16/87 *Kathleen D. Taylor*
(Date) Inspector

[Signature]
Inspector of Buildings

E. J. Jones
E. Jones

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, OREGON
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 28 Deering Run Drive

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Date of Issue September 18, 1987

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. 86-1254, 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 dwelling with
attached garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

September 18, 1987
(Date) Martin Rogers
Inspector

[Signature]
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.

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION **01254**
 ZONING LOCATION **F-2** PORTLAND, MAINE Sept. 10, 1986

PERMIT ISSUED
SEP 10 1986
 City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot 28, Dearing Run District #1 , #2
 1. Owner's name and address **Louis Rossi - 25 Tremaine St., Port.** Telephone **797-0268**
 2. Lessee's name and address Telephone
 3. Contractor's name and address **Martin Rogers Const. - 276 Summit St., Port.** Telephone **04103**
 Telephone **797-2138**

Proposed use of building **single fam. with attached garage (2 car)** No. of sheets
 Last use **vacant lot** No. families **1**
 Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$ **105,000.00**

FIELD INSPECTOR—Mr.
 @ 775-5451

Appeal Fees \$
 Base Fee
 Late Fee
 TOTAL \$ **545.00**.....

To construct single family, 40' x 39', with attached 2-car garage, as per plans.

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

ISSUE PERMIT TO #3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**
 Is connection to be made to public sewer? **yes** If not, what is proposed for sewer?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate **10'** Height average grade to highest point of roof **16'**
 Size, front **40'** depth **39'** No. stories **2** solid or filled land? **solid** earth or rock? **earth**
 Material of foundation **concrete** Thickness, top **10"** bottom cellar **yes**
 Kind of roof **pitch** Rise per foot **5/12** Roof covering **asphalt shingle**
 No. of chimneys **1-2** flue Material of chimneys **brick** of lining **clay** Kind of heat **oil** fuel # **2**
 Framing Lumber—kind **SPRUCED** Dressed or full size? **dressed** Corner posts **2x6** Sills **2x6**
 Size Girders **2x10** built **up** Columns under girders **lally** Size **3 1/2"** Max. on centers **16"**
 Studs (outside walls and carrying partitions) **2x4-16" O. C.** Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor **2x10** , 2nd **2x10** , 3rd , roof **2x8**
 On centers: 1st floor **16"** , 2nd **16"** , 3rd , roof **16"**
 Maximum span: 1st floor **10'** , 2nd **13'** , 3rd , roof **18' & 16'**
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot , to be accommodated **2** number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
 BUILDING INSPECTION—PLAN EXAMINER
 ZONING:
 BUILDING CODE:
 Fire Dept.:
 Health Dept.:
 Others:

MISCELLANEOUS
 Will work require disturbing of any tree on a public street? **NO**
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**

Signature of Applicant **Martin Rogers** Phone #
 Type Name of above **Martin Rogers for Louis Rossi** 1 2 3 4
 Other
 and Address

INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

NOTES

~~9/25/86~~ OK'd to place
10" CC foundation
location appears OK as
per site plan &
attached site plan

Rec'd permit + new district 3/87

4/2/87 - framing started OK

6/28 - OK to close

8/20 - OK for C/O pending final electrical
wsp

| | |
|----------------|------------------|
| Permit No | 86/1254 |
| Location | 4th St & 1st Ave |
| Owner | John Smith |
| Date of permit | 9-10-86 |
| Approved | 9-19-86 |
| Dwelling | single family |
| Garage | |
| Alteration | |

Done
C-101



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December 30, 1986
 Receipt and Permit number D 09847

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: 50 Deering Run Drive - Lot 7-28
 OWN: Louis Rossi, Sr. ADDRESS: same

| OUTLETS: | | FEE'S |
|---|----------------------------|-------------|
| Receptacles <u>60</u> Switches <u>25</u> Plugmold _____ ft. TOTAL <u>85</u> | | <u>7.50</u> |
| FIXTURES: (number of) | | |
| Incandescent <u>20</u> Flourescent _____ (not strip) TOTAL _____ | | <u>4.00</u> |
| Strip Flourescent _____ ft. | | |
| SERVICES: | | |
| Overhead _____ Underground <u>X</u> Temporary _____ TOTAL amperes <u>200</u> .. | | <u>3.00</u> |
| METERS: (number of) <u>1</u> | | <u>.50</u> |
| MOTORS: (number of) | | |
| Fractional _____ | | |
| 1 HP or over _____ | | |
| RESIDENTIAL HEATING: | | |
| Oil or Gas (number of units) <u>1</u> | | <u>3.00</u> |
| Electric (number of rooms) _____ | | |
| COMMERCIAL OR INDUSTRIAL HEATING: | | |
| Oil or Gas (by a main boiler) _____ | | |
| Oil or Gas (by separate units) _____ | | |
| Electric Under 20 kws _____ Over 20 kws _____ | | |
| APPLIANCES: (number of) | | |
| Ranges _____ <u>1</u> _____ | Water Heaters _____ | |
| Cook Tops _____ | Disposals <u>1</u> _____ | |
| Wall Ovens _____ | Dishwashers <u>1</u> _____ | |
| Dryers _____ <u>1</u> _____ | Compectors _____ | |
| Fans _____ <u>1</u> _____ | Others (denote) _____ | |
| TOTAL <u>5</u> | | <u>7.50</u> |
| MISCELLANEOUS: (number of) | | |
| Branch Panels _____ | | |
| Transformers _____ | | |
| Air Conditioners Central Unit _____ | | |
| Separate Units (windows) _____ | | |
| Signs 20 sq. ft. and under _____ | | |
| Over _____ 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: 25.52

INSPECTION: Service
 Will be ready on ready now, 1986; or Will Call _____
 CONTRACTOR'S NAME: Jeffrey Hayman
 ADDRESS: Windham
 TEL.: _____

MASTER LICENSE NO.: 03-077 SIGNATURE OF CONTRACTOR: Jeffrey Hayman
 LIMITED LICENSE NO.: _____

Permit Number 09647
Location 55 Leaning Rock Dr
Owner James Gray Sr
Date of Permit 12/30/86
Final Inspection 1/13/87
By Inspector J. Quaco
Permit Application Register Page No. 1314

INSPECTIONS: Service 200 Amp by Quaco
Service called in 9/16/87
Closing-in 4/23/87 by Quaco

PROGRESS INSPECTIONS: 12/31/86
4/23/87

CODE
COMPLIANCE
COMPLETED
DATE

| DATE: | REMARKS: |
|-----------------|---|
| <u>12/31/86</u> | <u>Called C.M.P. to place meter</u> |
| <u>9/16/87</u> | <u>Closest lights illegal - B.F.C.I. need for kitchen washing machine circuit</u> |
| | |
| | |
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[Faint handwritten notes at the bottom of the page]

10

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

SEP 19 1986

B.O.C.A. TYPE OF CONSTRUCTION 1254

ZONING LOCATION PORTLAND, MAINE Sept. 20, 1986 City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot 28 Deering Run Fire District #1 , #2

1. Owner's name and address Louis Rossi - 25 Tremaine St., Port. 04103 Telephone 797-0262

2. Lessee's name and address Telephone

3. Contractor's name and address Martin Rogers Const. - 276 Summit St., Port. 04103 Telephone 797-2138

Proposed use of building single fam. with attached garage (2 car) No. of sheets

Last use vacant lot No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 105,000.00

FIELD INSPECTOR—Mr. Appeal Fees \$

@ 775-5451 Base Fee

To construct single family, 40' x 39', with attached, 2-car garage, as per plans. Late Fee

TOTAL \$ 545.00

Stamp of Special Conditions

ISSUE PERMIT TO #3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ...
Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...
Has septic tank notice been sent? ... Form notice sent? ...
Height average grade to top of plate ... Height average grade to highest point of roof ...
Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...
Material of foundation concrete Thickness, top ... bottom ... cellar ...
Kind of roof pitch Rise per foot ... Roof covering asphalt shingle
No. of chimneys 1-2 flue Material of chimneys brick of lining clay Kind of heat oil fuel #2
Framing Lumber—Kind built up ... Dressed or full size? dressed Corner posts 2x6 Sills 2x8
Size Girder ... Columns under girders lally Size 3x4 Max. on centers 16'
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x10 ... 2nd 2x10 ... 3rd ... roof 2x8
On centers: 1st floor 16" ... 2nd ... 3rd ... roof 16"
Maximum span: 1st floor 14' ... 2nd 13' ... 3rd ... roof 18' & 16'
If one story building with masonry walls, thickness of walls? ... height?

IF A GARAGE

No. cars now accommodated on same lot ... to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ...

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept.: are observed? yes
Health Dept.:
Others:

Signature of Applicant Martin Rogers for Louis Rossi Phone #

Type Name of above Martin Rogers for Louis Rossi 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December 30, 1986
 Receipt and Permit number D 09847

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: 50 Deering Run Drive - Lot #28
 OWNER'S NAME: Louis Rossi, Sr. ADDRESS: same

| | FEES |
|---|--------------------------------|
| OUTLETS: | |
| Receptacles <u>60</u> Switches <u>25</u> Plugmold _____ ft. TOTAL <u>85</u> | 7.50 |
| FIXTURES: (number of) | |
| Incandescent <u>20</u> Fluorescent _____ (not strip) TOTAL _____ | 4.00 |
| Strip Fluorescent _____ ft. | |
| SERVICES: | |
| Overhead _____ Underground <u>X</u> Temporary _____ TOTAL amperes <u>200</u> .. | 3.00 |
| METERS: (number of) <u>1</u> | .50 |
| MOTORS: (number of) | |
| Fractional _____ | |
| 1 HP or over _____ | |
| RESIDENTIAL HEATING: | |
| Oil or Gas (number of units) <u>1</u> | 3.00 |
| Electric (number of rooms) _____ | |
| COMMERCIAL OR INDUSTRIAL HEATING: | |
| Oil or Gas (by a main boiler) _____ | |
| Oil or Gas (by separate units) _____ | |
| Electric Under 20 kws _____ Over 20 kws _____ | |
| APPLIANCES: (number of) | |
| Ranges _____ <u>1</u> _____ | |
| Cook Tops _____ | |
| Wall Ovens _____ | |
| Dryers _____ <u>1</u> _____ | |
| Fans _____ <u>1</u> _____ | |
| Water Heaters _____ | |
| Disposals _____ <u>1</u> _____ | |
| Dishwashers _____ <u>1</u> _____ | |
| Compactors _____ | |
| Others (denote) _____ | |
| TOTAL <u>5</u> | 7.50 |
| MISCELLANEOUS: (number of) | |
| 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: <u>25.50</u> |

INSPECTION: Service
 Will be ready on ready now, 1986; or Will Call _____

CONTRACTOR'S NAME: Jeffrey Hayman
 ADDRESS: Windham

TEL.: _____
 MASTER LICENSE NO.: 03-077 SIGNATURE OF CONTRACTOR: Jeffrey Hayman
 LIMITED LICENSE NO.: _____

