



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

November 7, 1989

Stephen Winch  
61 D Street  
South Portland, Maine

Re: Lot 45 Allison Drive, Portland, Maine

Dear Sir:

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

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

Site Plan Review Requirements

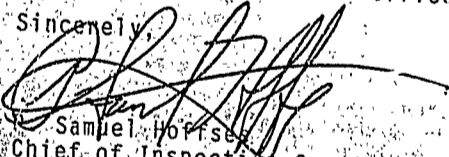
Public Works - Two City approved trees must be planted on the front of the lot. No certificate of occupancy will be issued until all subdivision and site requirements and any damage to the infra structure are completed or repaired. S. Harris 11/6/89

Building Code Requirements

Please read and implement items 1,2,6,7,8,9 and 10 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 of Inspection Services

cc: P. Niehoff, Public Works  
S. Harris, Public Works

BUILDING PERMIT REPORT

ADDRESS: LOT #45 Allison DR. (Downy Rd) DATE: 7/Nov/89

REASON FOR PERMIT: To Construct A Single Family Dwelling with attached garage

BUILDING OWNER: Stephen W. Wachenbach

CONTRACTOR: Coastside Mgt.

PERMIT APPLICANT: ic

APPROVED: \*1\*2\*6\*7\*9\*10 DENIED: \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL

- \*1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- \*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 placing over the boiler, two (2) residential sprinkler heads supplied from the domestic water.
- \*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 (0.53m<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.) In addition to any automatic fire alarm system required by Sections 1018.3.5, 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.

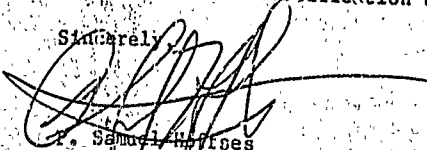
\*8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely 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 6 inches cannot pass through any opening.

\*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.

Sincerely,

  
P. Samuel Jones  
Chief of Inspection Services

/el  
11/16/88

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \_\_\_\_\_ one \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: Stephen Winchenbach Phone # 799-0274  
 Address: 61 D. Street So. Ptld., call when ready  
 LOCATION OF CONSTRUCTION Lot 45 Alician Drive/Deeringrun Subdiv.  
 Contractor: Coastside Mgt. ATTN: Sub. Will Pogar for questions  
 Address: Scarboro, Me. Phone # 1-207-883-6307  
 Est. Construction Cost: 59,000. Proposed Use: single family  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of Res. Units \_\_\_\_\_  
 Building Dimensions L: 26 W: 28 Total Sq. Ft. \_\_\_\_\_  
 # Stories: 2 # Bedrooms: 2 Lot Size: 14997 sq. ft.  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: Single family dwelling w/ attached garage

**For Official Use Only**  
 Date: 10/25/89 Sub-division: \_\_\_\_\_  
 Inside Fire Limit: \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg. Code: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_ Ownership: \_\_\_\_\_ Public: \_\_\_\_\_  
 Estimated Cost: 59,000. Private: \_\_\_\_\_

Zoning: \_\_\_\_\_  
 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 \_\_\_\_\_  
 Shereand Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other \_\_\_\_\_ (Explain)

**Foundation:**  
 1. Type of Soil: Sandy loam  
 2. Set Backs - Front 25 Rear 25 Side(s) 10  
 3. Footings Size: 24" x 12"  
 4. Foundation Size: 26 x 28 X 10" thick  
 5. Other: Garage 24x24 - full East wall

**Floors:**  
 1. Sills Size: 2x6 PT Sills must be anchored.  
 2. Girder Size: 6x10  
 3. Lally Column Spacing: 8 or Max Size: 3"  
 4. Joists Size: 2x10" Spacing 16" O.C.  
 5. Bridging Type: Solid Size: 3"  
 6. Floor Sheathing Type: Plywood Size: 3/4 T+6 blue + screw  
 7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
 1. Studding Size: 2x6 Spacing 16" OC.  
 2. No. windows: 12  
 3. No. Doors: 5  
 4. Header Sizes: 3-2x8 Span(s) 6'  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size: \_\_\_\_\_  
 7. Insulation Type: R-11 Size: 6"  
 8. Sheathing Type: OSB Size: 7/16  
 9. Siding Type: Red cedar Chalked/Weather Exposure 4"  
 10. Masonry Materials: \_\_\_\_\_  
 11. Metal Materials: \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size: 2x4 Spacing 16" OC.  
 2. Header Sizes: 3-2x10 Span(s) 8' max Girds Flush  
 3. Wall Covering Type: Sheetrock  
 4. Fire Wall if required: 1 hour wall 5/8" Type X HB each side  
 5. Other Materials: \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size: 2x8 16" OC  
 2. Ceiling Strapping Size: 1x3 Spacing 16" OC  
 3. Type of Plings: 1/2" ALB  
 4. Insulation Type: RS-11 Size: 19"  
 5. Ceiling Height: 7'6"

**Roof:**  
 1. Truss or Rafter Size: 2x8 16" OC Span  
 2. Sheathing Type: 1/2" CDX Size  
 3. Roof Covering type: 235 1b composition shingles

**Chimneys:**  
 Type: None Number of Fire Places: None

**Heating:**  
 Type of Heat: F.H.W. Gas

**Electrical:**  
 Service Entrance Size: 200 Smoke Detector Required Yes  No \_\_\_\_\_

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

**Swimming Pools:**  
 1. Type: N/A  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Foot \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Joanne Quinn

Signature of Applicant: [Signature] Date: 10-25-89

Signature of CEO: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_

