

NOTES

6-10-71 Forms OK
to pour on advance
permit for foundation

9/14/71 DOUBLE ALL JOIST
MEMBERS, LARGER PLATES
ON LALLY COLUMNS TO
COVER ALL FOUR MEMBERS
5 BOLTS FOR MAIN
GIRDER.
WHY DIFFERENCE IN
FLOOR FRAMING,

10/28/71 - Mr. T. O. H. was
at site with drawings for
double beams being removed.

288

X

Permit No. 71/606
Location 12-18 City Hall
Owner Daniel O. H. H.
Date of permit 6/2/71
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Submitting Cert. Notice
Form Check Notice

WARD



APPLICATION FOR PERMIT

FOUNDATION ONLY

Class of Building or Type of Structure

Portland, Maine, May 24, 1971

PERMIT 1971-581
MAY 24 1971
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12-18 Abby Lane Within Fire Limits? _____ Dist. No. _____
Owner's name and address Daniel Toppi, 12 Revere St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling No. families 1
Last use _____ No. families _____
Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

TO CONSTRUCTION FOUNDATION ONLY FOR 1-STORY FRAME DWELLING. 24' x 46'

THIS IS A
MODULAR
HOME

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO

owner

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? no If not, what is proposed for sewage? septic tank
Has septic tank notice been sent? yes Form notice sent? yes
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 at least 4' below grade Thickness, top 10" bottom 10" cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber--Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
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 _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
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? _____

APPROVED:

O. L. Zoning & Building
Code E. S. S. 5/24/71

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

Daniel Toppi

CS 301

INSPECTION COPY

Signature of owner

by

John R. Toppi

7m

FORM FOR REPORTING PERCOLATION TEST

Owner Boud Daulty 12 Perce St 772-0115
 (Agent) Portland, Me

Building Residence Abby Lane

Number of apartments Bedrooms per apartment

Proposed size of septic tank (gallons) 1000 gal Soil Type Coarse Sand

Read depth from ground level down to surface of water.

Avg. drop Less than 5 min / inch

	1	2	3	4
Hole#	1	2	3	4
Depth	2'	2'	2'	3'
First Reading	2:0	2:0	1:8	2:1
Time	11:45 AM	11:48 AM	11:50	11:50
Last Reading	3:0	3:0	3:0	3:5
Time	12:00 PM	12:00 PM	12:00 PM	12:00 PM
Rate (minutes per inch)	1.3"	1"	1.4"	1.1"

	5	6	7	8
Hole#	5	6		
Depth	2'	3'		
First Reading	2:0	2:0		
Time	12:40	12:40		
Last Reading	3:0	3:0		
Time	12:50	12:50		
Rate (minutes per inch)	1.8	0.8		

Test performed by Albert W. Hansen May 22 1971
 (Signature) (Date)



Indicate hole locations on back of sheet.
 If more holes are required, use additional sheet.
 For test procedure, consult sheet SE 80, or Appendix C of the Plumbing Code.
 For private house, deliver results to Local Plumbing Inspector.
 For commercial establishments, mail results to
 Sanitary Engineering
 Department of Health and Welfare
 State House, Augusta, Maine 04330

10 - 18 Abby Lane

CHECK LIST AGAINST ZONING ORDINANCE

Date - 5/24/71

Zone Location - R-I

Interior or corner Lot - I

40 ft. setback area (Section 21) - NO

Use - O.K.

Sewage Disposal - SEPTIC TANK

Rear Yards - 25' Req - 25' + shown

Side Yards - 10' Req - 15' "

Front Yards - 25' Req - 25' "

Projections - NONE

Height - O.K.

Lot Area - 10,000 Sq - 9828 shown

Building Area - O.K.

Area per Family - O.K.

Width of Lot - O.K.

Lot Frontage - O.K.

Off-street Parking - O.K.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties

Date May 24, 1971

Location #12-18 Abby Lane Description One family frame dwelling (1-story)

Owner and Address Daniel Toipi, 12 Revere St.

Contractor and Address " " " "

Actual Area of Lot 9828 Sq. Ft. Zone R-1

Area required by Zoning Ord. if sewer were available 10,000

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.


Director of Building & Inspections

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings Resutter

Rate of Percolation is 5 minutes. On this basis area required by Zoning Ordinance is 9100 sq. ft.

Comments in event zoning appeal is filed:

ERNOLD R. GOODWIN, R. S.

CHIEF CLERK & INSPECTOR
ROOM 113, CITY HALL
PORTLAND, MAINE 04103

THIS IS A MODULAR HOME

12-18 Abby Lane

Sept. 15, 1971

Daniel Toppi
12 Revere Street

cc to: Jack Murray
Continental Homes,
Nashua, N. H.

Dear Mr. Toppi:

We are unable to issue the certificate of occupancy for dwelling at the above address because:

1. The lally column plates are not large enough to engage all four members of the built-up carrying timber.
2. Because the lally columns were placed between bearings it is necessary that you provide five or more $\frac{1}{4}$ " bolts to be used where these splices occur.
3. The hangers which were used in lieu of the 2x3 nailing strip on the girder have been placed on one side of the floor timbers only. It is necessary that these hangers, or anchors be provided on both sides of the floor timbers.
4. Also provide additional anchors or hangers for the floor timbers in the cross hatch section of the flooring. We are at a loss to understand the reason for the cross hatch section in this location. Ordinarily floor timbers are required to extend from girder to sill without using trimmers and headers, as you have used in this instance.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 12 - 18 Abby Lane

Date of Issue 10-28-71

Issued to Daniel Toppi, 12 Revere St.

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. 71/581, 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

THIS IS A

APPROVED OCCUPANCY
1-story dwelling

Entire

Limiting Conditions:

MODULAR
HOME

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.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 12 - 18 Abby Lane

Date of Issue 10-28-71

Issued to Daniel Toppi, 12 Revere St.

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. 71/581, 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

THIS IS A PROVED OCCUPANCY
1-story dwelling

Entire

Limiting Conditions:

MODULAR
HOME

This certificate supersedes
certificate issued

Approved:

E. J. Smith
Inspector

(Date)

[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 a fee of \$1.00.

MAINE CENTRAL RAILROAD COMPANY



W. J. PROVENCHER
AUDITOR DISBURSEMENTS

January 9, 1973

*Answer for the
Mayor for him.*
PORTLAND, MAINE
04102

The Honorable Edward I. Bernstein
58 Payson Street
Portland, Maine 04102

Dear Mayor Bernstein:

As an elected representative of our city government, and in your capacity as Mayor, I would appreciate your response to the following inquiry.

In October 1971, I purchased a new home from one Daniel S. Toppi located at 20 Abby Lane, City. In the spring and fall of 1972, I experienced a severe water problem in the cellar. I have now been informed by Mr. Toppi that no tile pipe drains were installed around the foundation primarily due to the fact that, in his judgement, none were required account of soil condition. The fact that this area has a high water table should have been cause enough to install proper foundation drainage.

My inquiry is whether the City Building Code deems it mandatory for new resident foundations to have tile drain pipes included in its construction.

If it develops that no such requirement exists, I would strongly urge you, Mr. Mayor, to take such corrective action that is necessary. In order for my immediate problem to be corrected, an expenditure of between \$900 - \$1,100 will be required and the referenced seller disclaims any responsibility.

It appears to me that the ordinary citizen should be provided with complete protection by the Building Code in this city where a new residence is involved.

Sincerely yours,

W. J. Provencher
W. J. Provencher

cc: Bond Realty Co., Inc.
12 Revere Street
Portland, Maine
Attn: D. S. Toppi

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 1/23/73


TO: R. Lovell Brown, Bldg. Inspection Director
FROM: John E. Menario, City Manager
SUBJECT: Complaint regarding 20 Abby Lane -

Attached is a letter to Mayor Bernstein from a Mr. Provencher which was referred to me by the Mayor for review and response.

I would appreciate it if you would advise me of the facts in this case in order that I can prepare a letter to Mr. Provencher indicating whether, in fact, there was a violation of the Building Code, or whether the Building Code is silent in the areas that he talks about.

I would also appreciate your personal point of view if, in fact, there was no violation of the Building Code as to whether such a requirement would be in the interest of Portland citizens.

I shall await your response on this matter.



John E. Menario
City Manager

JEM/jd
attachment

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: John E. Menario, City Manager
FROM: R. Lovell Brown, Building & Inspection Service
SUBJECT: In ref. to complaint regarding 20 Abby Lane

In response to your memo of the above date and the attached copy of a letter dated January City Mayor, I have reviewed the Building Code to see if there is any requirements on sub soil. The Building Code avoids the subject and in of require it. The Plumbing Code only tells how if so provided, but does not say it is mandatory drain.

It is often unfortunate for the home owner who condition which can be either known or not known when building the house. Quality construction have a sub soil drain which would only be good to drain to. The normal run-of-the-mill home provided, therefore often the water problem.

In summation the answer is, no such requirements exists in either the Building Code or City of Portland and that the problem is entirely

In response to whether or not such a requirement interest of Portland citizens I can only say buildings lend themselves to a situation where would be advantageous inasmuch as it is only to which it can be trained to, and any requirement in a code would make many home locations impossible. This office often has (suggested) to a building be installed and a sump pit provided so that it can at least be pumped out by a home owner mandatory requirement however.

R. Lovell
Director

RLB:m

E

DATE: 1-24-73

is Director
of memo of 1/23/73

address denoted
y 9th to the
and Plumbing Codes.
1 drain conditions.
her words does not
it shall be done
ry to have such a

on he has a water
own by a builder
would normally
if it had a place
do not have this

nt for sub soil
Plumbing Code of the
rely that of the owner.

ant would be in the
that not all homes or
a sub soil drain
as good as the contour
ement calling for this
ossible to build upon.
r that a sub soil drain
if water does collect
rs pump - it is not a

Brown

Date
Issued 7-21-71
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date 8/23/71
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.
Date 8/23/71
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address 20 Abby Lane PERMIT NUMBER 646

Installation For: Single

Owner of Bldg.: Daniel Toppi

Owner's Address: 12 Revere St.

Plumber: Roland H. Shaw

Date: 7-21-71

NEW REPL 216 Middle Rd. Falmouth NO. FEE

1		SINKS		2.00
1		LAVATORIES		4.00
1		TOILETS		4.00
1		BATH TUBS		.60
		SHOWERS		
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS		.60
		TANKLESS WATER HEATERS		
1		GARBAGE DISPOSALS		.60
1		SEPTIC TANKS		2.00
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
1		DISHWASHERS		.60
		OTHER		

TOTAL 14.40

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT NUMBER **1636**

App. First Inst. 1988

Date _____
By _____
App. Final Insp. _____

Date _____
By _____

Type of Bldg.

- ☐ Commercial
☒ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

Address 20 Abby Lane
Installation For one family
Owner of Bldg: Walter Provancher
Owner's Address: same
Plumber Gregory Smith - Poland Springs
DATE: 7-11-78

NEW	REPL			
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS	FLOOR	SURFACE
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		1
		ROOF LEADERS		2.0
x		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER	base fee	3.

TOTAL	5.00
-------	------

Building and Inspection Services Dept.; Plumbing Inspection

[illegible]

12-20 ABBY LANE

SEAN WALKER
#9203-12