

City of Portland, Maine - Building or Use Permit Application 309 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 55 Summer Place (Lot 14)		Owner: Ric Weinschenk	Phone:	Permit No: 950905
Owner Address:		Lease/Buyer's Name:	Phone:	Business Name:
Contractor Name: Ric Weinschenk		Address: 16 Park Circle C.E. 04107		Phone: 767-3800
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 92,655.00
				PERMIT FEE: \$ 485.00
Proposed Project Description: Construct 1-fam Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 93 Type: 5.5 BOCA 93 Signature: <i>Helfer.</i>
		Signature:		Date:
Permit Taken By: Mary Gresik		Date Applied For: 01 August 1995		

PERMIT ISSUED
Permit Issued:
AUG 29 1995
CITY OF PORTLAND

Zone: **R-3** CBL: 422-B-044
Zoning Approval: **APPROVED**
ok 8/25/95
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor farm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
Date: *8/25/95*

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH LETTER

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

SIGNATURE OF APPLICANT: Rick Wortley ADDRESS: 24 A.S. 1995 - Permit Routed
DATE: 01 Aug. 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

CEO DISTRICT **6**
A. Rowe

White-Permit Desk Green-Assessor's Office Canary-D.P.W. Pink-Public F. Ivory Card-Inspector

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: CITY of Portland

Street Subdivision Lot #: Lot #14 Summer Place #55

PROPERTY OWNERS KAMEN

Last: Wanskink First: Ric

Applicant Name: Solensky & Sons Pl & Htg.

Mailing Address of Owner/Applicant (If Different): P.O. Box 474 Cape Elizabeth Bldg. Cape Elizabeth Maine 04107

LAND 5582 TOWN COPY

DATE: 11-20-95

FEE: 1.56

L.P.L. #: 01-24

Double Fee Charged:

Owner/Applicant Statement

I certify that the information submitted is correct in the best of my knowledge and understanding, and that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 11-20-95

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: Arthur Rowe Date Approved: 11-21-95

PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER — SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER / MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 02309

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	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	2	Bathub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	3	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	Dishwasher
		Dental Cuspidor	1	Garbage Disposal
Number of Hook-Ups & Relocations		Bidet		Laundry Tub
		Other: _____		Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	12	Fixtures (Subtotal) Column 1
		TRANSFER FEE (\$8.00)		Total Fixtures
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			2	Fixtures (Subtotal) Column 1
			11	Total Fixtures
			\$ 2.00	Fixture Fee
			\$ 2.00	Transfer Fee
		\$ 2.00	Hook-Up & Relocation Fee	
		\$ 56.00	Permit Fee (Total)	

951230

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED NOV 21 1935 CITY OF PORTLAND

Portland, Maine

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 20 November 1935

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

Location 55 Summer Place L#14 Use of Building 1-fam No. Stories New Building Existing Name and address of owner of appliance Ric Weinschenk Builders Installer's name and address Salevsky & Sons P.O. Box 242 Cape Cottage Branch C.E. 04107 Telephone 883-8069

General Description of Work

To install Oil Fired - forced hot air 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? #2 Oil Minimum distance to burnable material, from top of appliance or casing top of furnace 4' From top of smoke pipe 0' clearance From front of appliance 8' From sides or back of appliance 2' Size of chimney flue 6" P.V. Other connections to same flue no If gas fired, how vented? Rated maximum demand per hour 100,000 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

Install as per manufacturers specifications IF OIL BURNER

Name and type of burner Beckett Labeled 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" Location of oil storage basement Number and capacity of tanks 1-275 Low water shut off yes no n/a Make 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 yes

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

Charlie Salevsky Master Oil Burner #2/10 Cost of Work: 4,500.00 \$45.00

Amount of fee enclosed?

APPROVED:

Will there be in charge of the work... see that the State and City requirements herein thereto are observed?

Signature of Installer Charlie Salevsky

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

- 1. 1/2" FRL Pipe
2. 1/4" Vent Pipe
3. Kind of fuel
4. Burner rating & label
5. Name & Label
6. Remote control
7. High limit control
8. Low water switch
9. High limit control
10. Piping support
11. Valves in supply line
12. Capacity of tanks
13. Tank rating & support
14. Oil gauge
15. Oil level
16. Oil level
17. Oil level
18. Oil level
19. Oil level
20. Oil level

11/21/95

NOTES

001

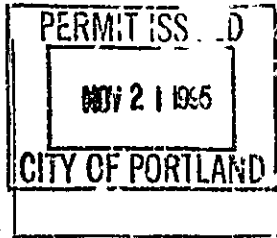
02

[Handwritten signature]

Permit No.
Location
Owner
Date of permit
Approved

- 1. 1 1/2" FILL PIPE
- 2. 1 1/4" VENT PIPE
- 3. Kind of heat
- 4. Burner rigidity & support
- 5. No. 13 & Label
- 6. Remote control
- 7. High limit control
- 8. Main cutoff switch
- 9. Low water or oil
- 10. High limit control
- 11. Pilot support & protection
- 12. Valves in supply line
- 13. Capacity of tanks
- 14. Tank nearby & support
- 15. Oil gauge
- 16. Instruction card
- 17. Oil leaks
- 18. Airborne contamination
- 19. Struck pipe
- 20. Thermal contact sensor

951230



FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 20 November 1995

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 55 Sumner Place L#14 Use of Building 1-fam No Stories New Building Existing
Name and address of owner of appliance R'c Weinschenk Builders
Installer's name and address Salevsky & Sons P.O. Box 242 Cape Cottage Branch C.B. 04107 Telephone 857-8069

General Description of Work

To install Oil Fired - forced hot air heating system

IF WATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? #2 Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 8' From front of appliance 8' From sides or back of appliance 2'
Size of chimney flue 6" R.V. Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 100,000
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? YES

Install as per manufacturers specifications IF OIL BURNER

Name and type of burner Beckitt Labeled 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"
Location of oil storage basement Number and capacity of tank 1-275
Low water shut off n/a Make 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 26#

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

Charlie Salevsky Master Oil Burner #2710
Cost of Work: 4,500.00 \$45.00

Amount of fee enclosed?

APPROVED:

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

CS 30P

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

Signature of Installer



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 55 Summer Place (L #14) 422-B-044

Issued to R.C. Weinschenk

Date of Issue 06 September 1996

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. 950905, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Note: 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, Maine - Building or Use Permit Application: 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 55 Summer Place (Lot 14)		Owner: Ric Weinschank		Phone:		Permit No: 950905	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Ric Weinschank		Address: 16 Park Circle G.E. 05900		Phone: 767-3800		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG 29 1995 </div>	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 92,655.00		PERMIT FEE: \$ 435.00	
Proposed Project Description: Construct 1-fam Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type: 5B 1300893		Zone: R-2 CEL: 422-B-064 Zoning Approval: APPROVED Special Zone or Reviews:	
		Signature:		Signature: <i>Hoffman</i>		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:		Date:	
Permit Taken By: Mary Grosik		Date Applied For: 01 August '95		Zoning Appeal:		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED
WITH LETTER

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

24 August 1995 - Permit Rosted
01 August 1995

SIGNATURE OF APPLICANT **Rick Wortley** ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK: TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT: **6**
A. K. ROBE

Historic Preservation:
 North District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *8/25/95*

COMMENTS

12/21/95 Pre- Conf. O - inspection. Almost completed. AR

12/22/95 R. W. Weinschenk has agreed to secure post-expit
safety steps are completed. Allow

12/26/95 Temp. (570 w/ conditions as per site plan letter
dated 12/26/95. Allow

Inspection Record

	Type	Date
Foundation:	OK Allow	Sept 18, 95
Framing:	OK Allow	11/11/95
Plumbing:	OK AR	11/31/95
Final Temp. C of O	Allow	12/23/95
Other:		



DELUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET
SUITE 8
SOUTH PLANTLAND MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

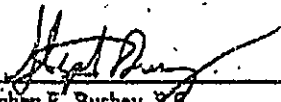
TO: Arthur Rowe, Code Enforcement Officer

FROM: Steve Bushey, Acting Development Review Coordinator

DATE: August 30, 1996

RE: Permanent Certificate of Occupancy
55 Summer Street

I have reviewed the single-family residence at 55 Summer Place and have found out side conditions to be acceptable to issue a Permanent Certificate of Occupancy.



Stephen F. Bushey, P.E.

c: Kandi Talbot, Planning Department

JN1350.10/mem61sum

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 29, 1995

Ric Weinschenk Builders
16 Park Circle
Cape Elizabeth, ME 04107

Re: 55 Summer Place (Lot #14)

Dear Ric,

Your application to construct a single family dwelling/garage has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable state and Federal laws.

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

Site Plan Review Requirements

Building Inspections: No habitable space in a PRUD shall be below grade, except basements that are part of and below ground units. - M. Schmuckal

Development Review Coordinator: Approved with conditions (see attached) - M. O'Sullivan

Building Code Requirements

Please read and implement items numbered 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached building permit report.

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

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, Asst. Chief of Inspection Services
M. O'Sullivan, Development Review Coordinator

/mg

Revised 07/95

CITY OF PORTLAND
SITE PLAN REVIEW (RESIDENTIAL)
CONDITIONS OF APPROVAL

APPLICANT: RIC WEINSCHENK BUILDERS
ADDRESS: 16 PARK CIRCLE CE 04107
SITE ADDRESS/LOCATION: 55 SUMMER PLACE (LOT 14)
DATE: 23 Aug 95

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. 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.
3. Your new street address is now 55 SUMMER PLACE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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 closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8826. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-6300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. X The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11. Y A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
- 12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. _____

cc: Katherine Staples, P.E., City Engineer



BUILDING PERMIT REPORT

DATE: 25/Aug/95 ADDRESS: 55 Summer Place (Lot #14)
REASON FOR PERMIT: To Construct a Single Family Dwelling w/garage
BUILDING OWNER: Ric. Weinschenk
CONTRACTOR: " " APPROVED: *1 *7 *9 *10 *11
PERMIT APPLICANT: " " DELETED: *13 *14 *15 *16

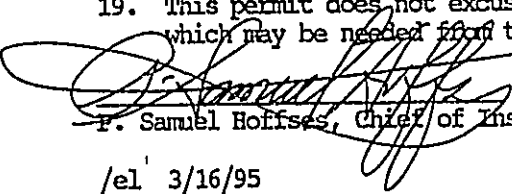
CONDITION OF APPROVAL ~~GENERAL~~

- * 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator 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. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. 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 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 sq. feet per sprinkler.
- * 7. 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- * 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

- *10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- *11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- *14. Headroom in habitable space is a minimum of 7'6".
- *15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *16. All construction and demolition debris must be disposed 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.
17. 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".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSR 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.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


F. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Applicant: Rick Wortley
Address: 55 Summer Place
Assessors No.: 422-B-4A

Date: 8/25/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3 - APRUD Development

Interior or corner lot -

Use - 1 family

Sewage Disposal - City

Rear Yards - ① Minimum setback from external subdivision property lines: 25' req. - 25' + shown

Side Yards - ② Min. distance between detached PRUD dwelling units: 16' req.

Front Yards - ③ Recreation areas shall be at least 25' from dwelling uses (over 25' shown)

Projections -

Height - 2 story

Lot Area - 6,500 sq ft req. 13,039 sq ft shown on Subdivision Plan

Building Area -

Area per Family -

Width of Lot - N/A

Lot Frontage - 50' req. - 50' + shown

Off-street Parking - OK

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A Zone C

Note: No habitable space in APRUD shall be below grade, except basements that are part of and below ground units



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Ric Weinschenk Builders
Applicant
16 Park Circle C.E. 04107
Applicant's Mailing Address

Consultant/Agent
Ric or Rick 767-3800
Applicant or Agent Daytime Telephone, Fax

1 August 1995
Application Date
Summer Plane
Project Name/Description
55 S Place (lot 14)
Address of Proposed Site
422-B-044
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
1,616 GFC 2,073 Total 13,039
Proposed Building Square Feet or # of Units Acreage of Site

R-3 APRUDDer
Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer _____

- Approved Approved w/Conditions listed below Denied

- SEE ATTACHED MEMO Ltr
- _____
- _____
- _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance [Signature] 23 Aug 95
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 55 Summer Place (Lot 14)



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R-3 A PRUD Dev
Zoning

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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan **50.00** subdivision _____

Approval Status:

Reviewer Mary Schmidt

- Approved Approved w/Conditions listed below Denied

1. No habitable space in A PRUD shall be below grade, except basements that are part of and below ground units

Approval Date 8/25/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remain | _____ signature |
| Performance Guarantee Released | _____ date | _____ sig | |
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Address: 55 Summer Place (Lot 14)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 55 Summer Place (Lot #14) 422-B-044
Date of Issue 26 December 1995

Issued to Ric Weinschenk

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. 950905, 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

APPROX. OCCUPANCY

Entire

ASingle Family Dwelling

Limiting Conditions: TEMPORARY

See attached memo dated 26 December 1995 from James Seymour to Arthur Rowe listing three (3) conditions of approval.

This certificate supersedes
certificate issued

Approved:

12/26/95
(Date)

A. Rowe
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.