


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

| | | | | | | |
|--|--|-----------------------------------|--|--|--|---|
| Location of Construction: 88 Welch ST, Peaks Island | | Owner: Nash, Scott & Nancy | | Phone: | | Permit No: 970751 |
| Owner Address: SAA 04108 | | Lessee/Buyer's Name: | | Phone: 766-5761 | | |
| Contractor Name: Mark Newquist | | Address: Same Phone # | | Phone: | | Permit Issued: Zone: IA2 CBL: 084-A-005 Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>Not in</i> <input type="checkbox"/> Wetland <i>7/11/97</i> <input type="checkbox"/> Flood Zone <i>Not in</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |
| Past Use: 1-fam | | Proposed Use: Same | | COST OF WORK: \$ 7,500.00 PERMIT FEE: \$ 60.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: Signature: | | |
| Proposed Project Description: construct (12 x 12) addition to existing shed | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date: | | 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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <u>8/JUL/1997</u>  |
| Permit Taken By: Mary Gresik | | Date Applied For: 08 July 1997 | | | | |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

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

Nancy Gibson-Nash
 SIGNATURE OF APPLICANT Nancy Gibson-Nash ADDRESS: DATE: 08 July 1997 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**
Ma. Leary

PERMIT ISSUED WITH REGULATIONS

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| | | | | | |
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| Owner Address: SAA 04108 | | Lessee/Buyer's Name: | | Phone: 766-5761 | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 15 1997 CITY OF PORTLAND </div> |
| Contractor Name: Mark Newquist | | Address: Same Phone # | | Phone: | |
| Past Use: I-fam | Proposed Use: Same | | COST OF WORK: \$ 7,500.00 | PERMIT FEE: \$ 60.00 | Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |
| | | <input type="checkbox"/> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: Type: | |
| Proposed Project Description: construct (12 x 12) addition to existing abed | | Signature: _____ Date: _____ | | Signature: _____ Date: _____ | |
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

SCANNED

PERMIT ISSUED WITH REQUIREMENTS

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: Nancy Gibson-Nash ADDRESS: _____ DATE: 08 July 1997 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

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: _____

CEO DISTRICT 6

COMMENTS

7-16-97 Sawing table part been prof in. Spoke with owner

He is going to use it for an art studio only

8-3-97 Framing is all completed

9-17-99 Everything is the same

Inspection Record

Type

Foundation:

Framing:

Plumbing:

Final:

Other:

Ok M-7

Date

9-3-97

BUILDING PERMIT REPORT

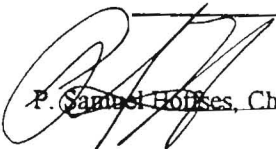
DATE: 9 July 97 ADDRESS: 88 Welch St, Peaks Is
REASON FOR PERMIT: To construct 12x12' shed
BUILDING OWNER: Nash
CONTRACTOR: Mark Newquist
PERMIT APPLICANT: Nash APPROVAL: *1,*2,*27 **DENIED**

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. 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)
 3. Precaution must be taken to protect concrete from freezing.
 4. 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.
 5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 8. 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.
 9. Headroom in habitable space is a minimum of 7'6".
 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft.
 13. 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.
 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 16. 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, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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/1996)
21. 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.
22. 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".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. *See attached Land Use-Zoning report.*
28. _____
29. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD

Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 88 Welch St. Pl DATE: 7/11/97

REASON FOR PERMIT: Construction Addition to existing "shed"

BUILDING OWNER: Scott & Nancy NABLC-B-L: 84-A 5-6-10

PERMIT APPLICANT: on

APPROVED: with conditions DENIED: _____
#5, #9

CONDITION(S) OF APPROVAL

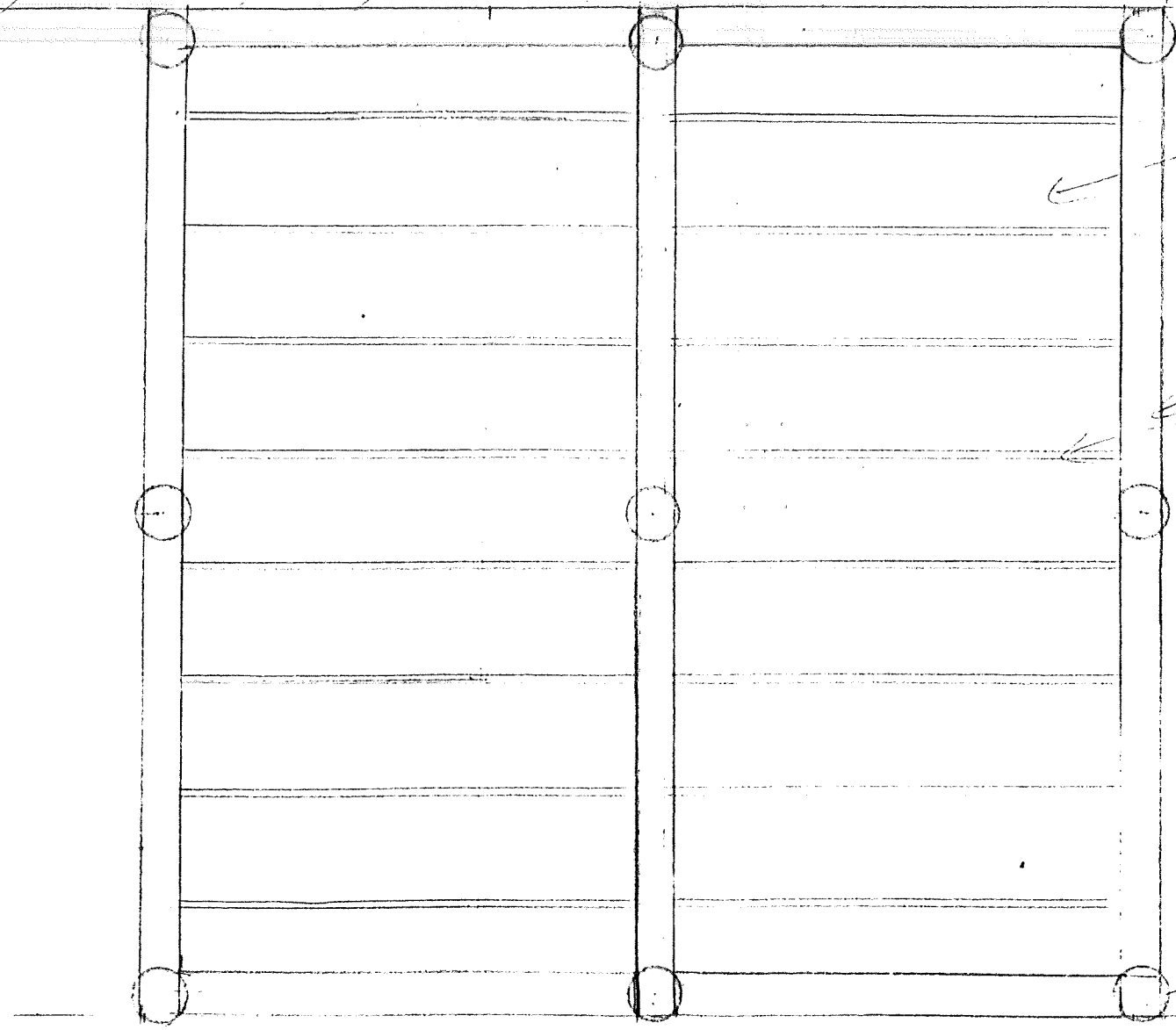
1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition "This 'shed' or 'studio' is an accessory

use to the principal use of single family. This "shed"
shall not house any living area including a kitchen or
sleeping facilities.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

WELCH
APR 11 1981
PLANNING DEPARTMENT

EXISTING SHED



3/4" CD PLYWOOD SUBFLOOR
"STURDI-FLOOR"

4x6 TREATED BEAMS

2x6 TREATED JOISTS

12'

8" PIERS

NORTH

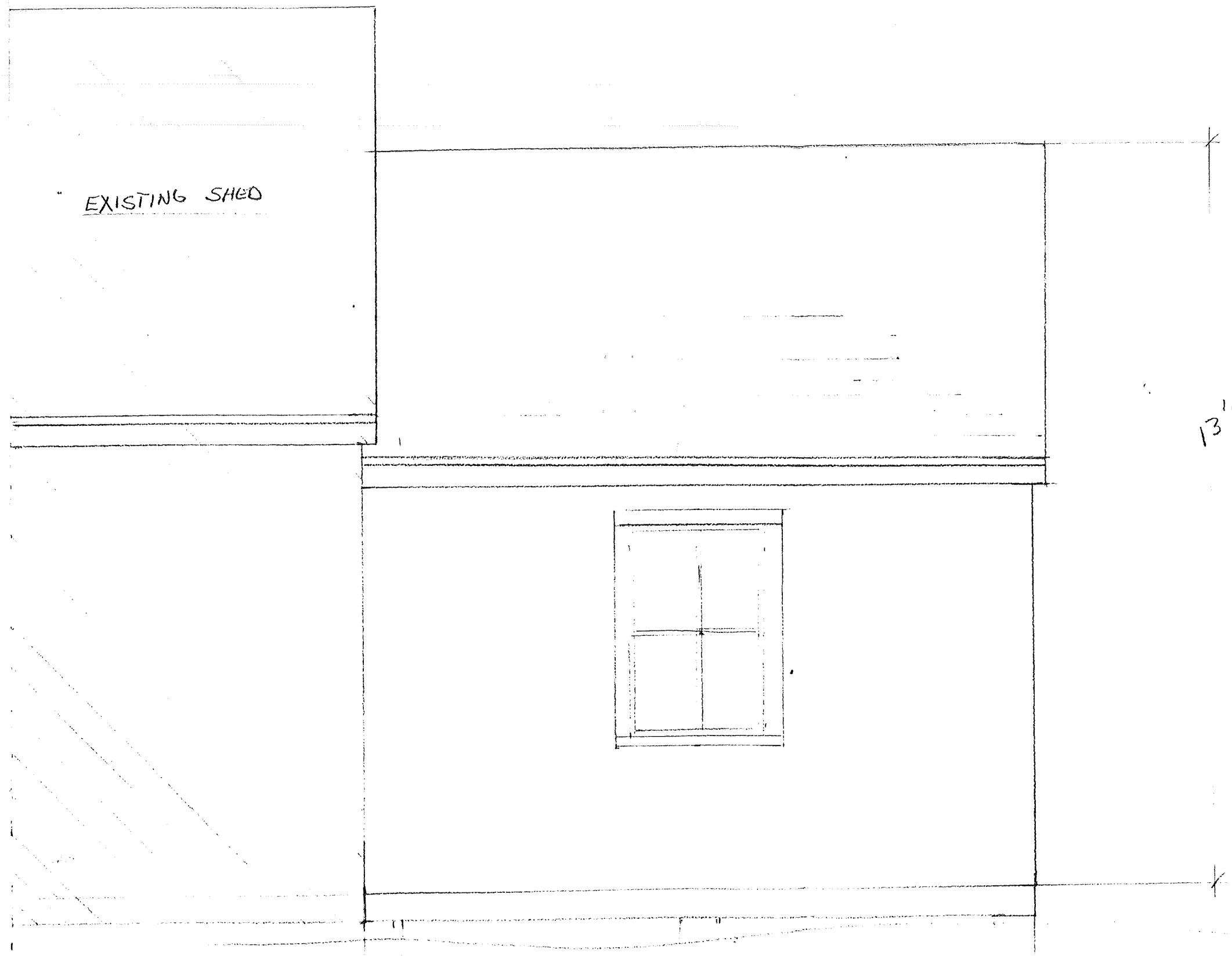
12'

FOUNDATION

8" CONCRETE PIERS - 48" BELOW GRADE
4x6" BEAMS - TREATED
2x6 JOISTS ON 16" CNTRS - TREATED

1/2" = 1'

12' x 12'
DRAWING STUDIO ADDITION
WELCH ST. 88 WELCH ST.
KIS ISLAND, ME.
SCOTT & NANCY NASH



EXISTING SHED

12'X12' DRAWING STUDIO
ADDITION

88 WELCH ST.
PEAKS ISLAND, ME
SCOTT & NANCY NASH

* SIDING/ROOFING/WINDOWS
TO MATCH EXISTING SHED

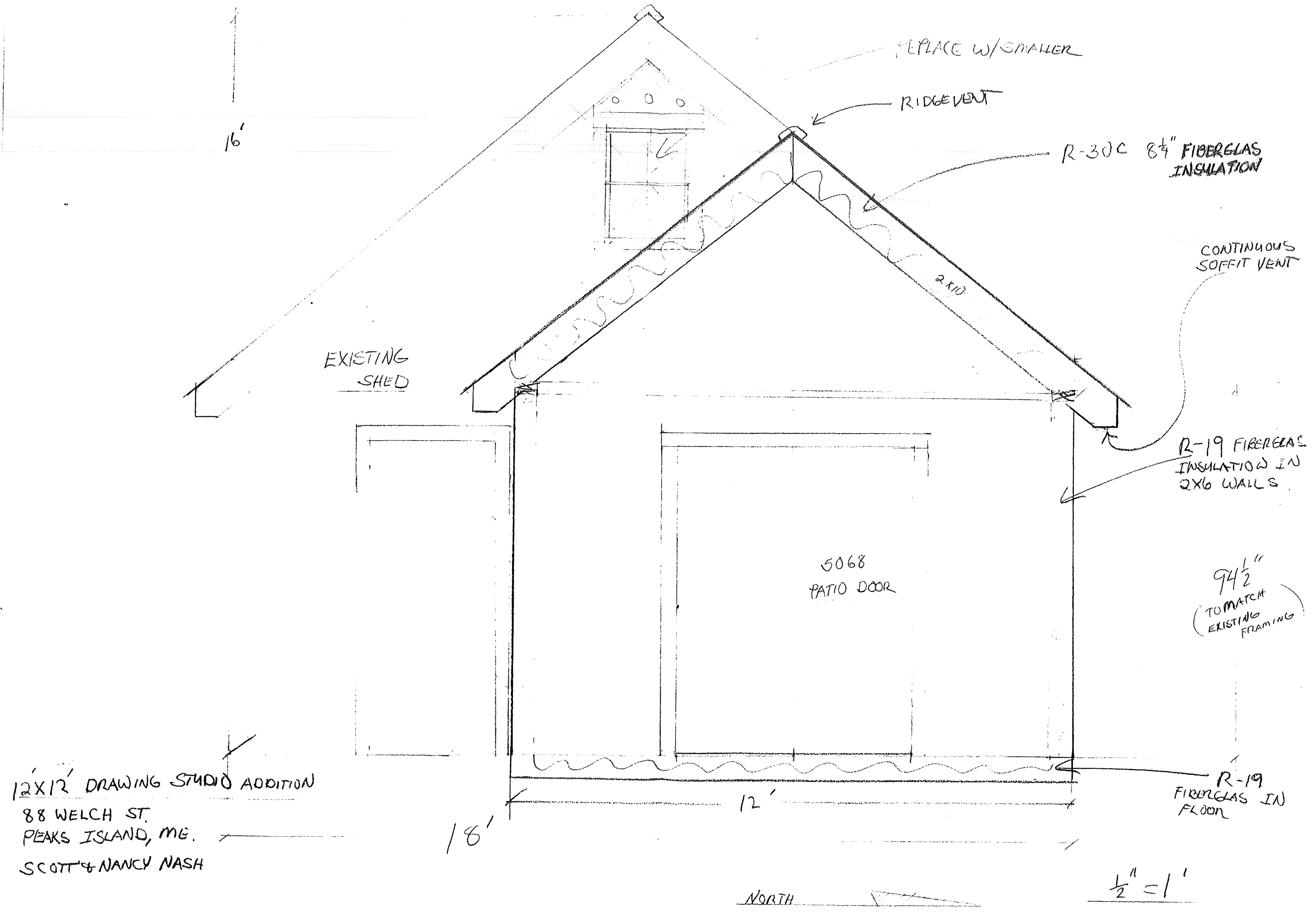
13'6"

12'

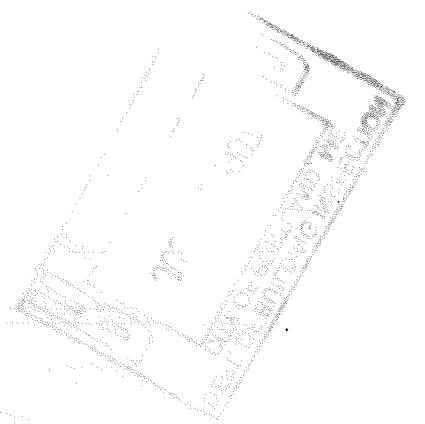
EAST

1/2" = 1'

THESE PLANS
WAS PREPARED BY
ARCHITECTURAL
DRAWING



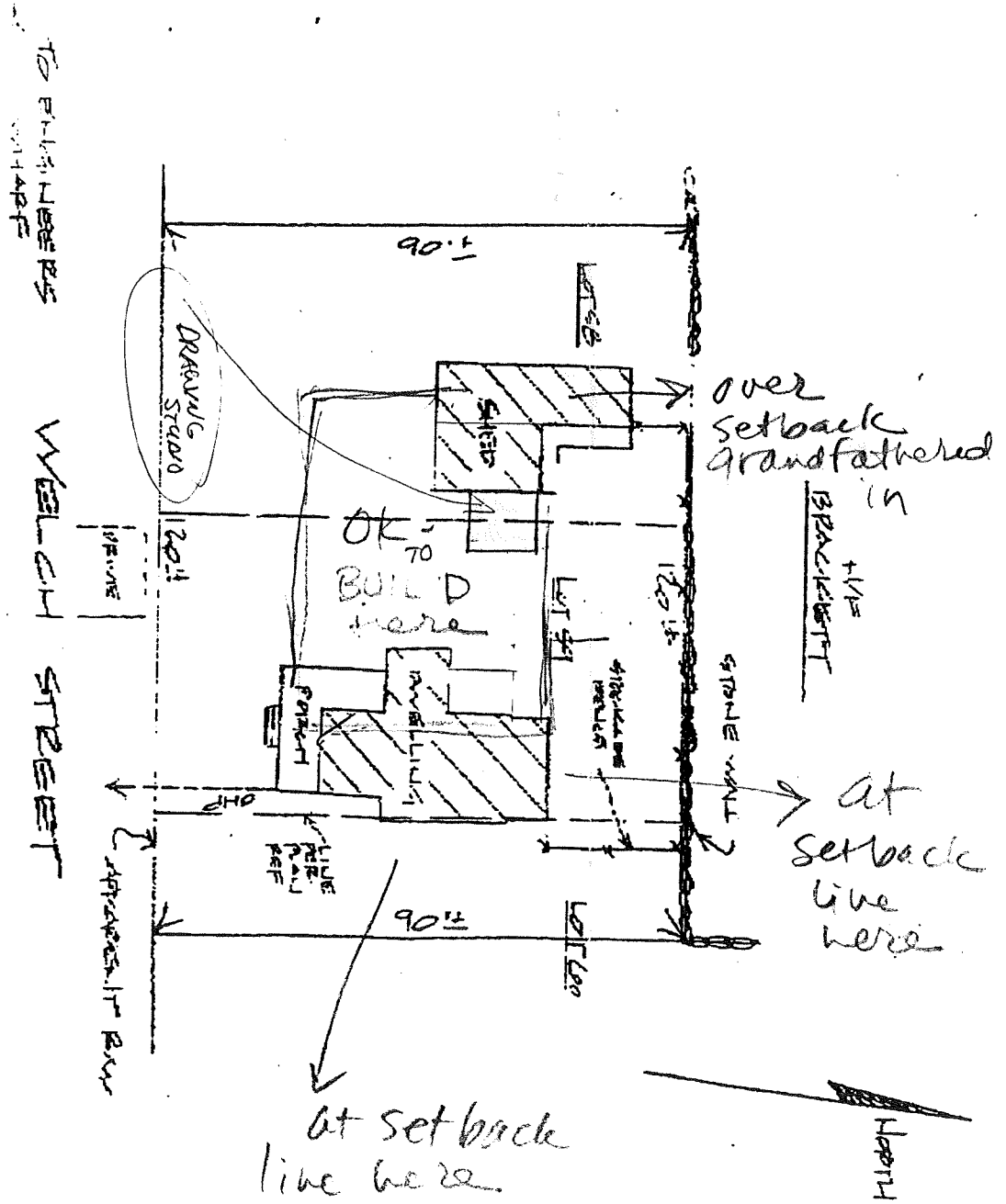
12'x12' DRAWING STUDIO ADDITION
 88 WELCH ST.
 PEAKS ISLAND, ME.
 SCOTT & NANCY NASH



FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ASSISTORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DWELLINGS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHT OF WAYS STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 82 WELCH STREET INSPECTION DATE: 11-30-95
PEARL ISLAND SCALE: 1" = 30'



APPLICANT: Scott Wood/Blair Wood REQUESTING PARTY: ATLANTIC TITLE CO.

OWNER: Blair Wood/Blair Wood ATTORNEY: FRED W. GERTZEL

LENDER: ABREXEST MORTGAGE, LLC FILE NO. 95-2082 95-1800

TITLE REFERENCES:

DEED BOOK: B712 PAGE: 349

PLAN BOOK: 12 PAGE: 17 LOT: 58, 59

COUNTY: CADWELL P/O CO

MUNICIPAL REFERENCE:

MAP: B4 BLOCK: A LOT: 54, 12

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 2-15-92 PANEL 2152 ZONE: 2-15-92

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

NADEAU & LODGE
PROFESSIONAL LAND SURVEYORS
85 RACKLETT STREET
FONTANAUD, ME 04103
TEL & FAX 780-8413
RD 2, BOX 319A
ALFRED, ME 04002
TEL 583-0301

