

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

PERMIT ISSUED	
Permit No: 0110691	CBL: 084 C004001

Location of Construction: 92 New Island Ave	Owner Name: Sherwood Faith E	Owner Address: 845 High St Bath, Me 04530	Phone: 207-766-3375
Business Name: n/a	Contractor Name: Island Bay Services Inc.	Contractor Address: Po Box 48 Peaks Island	Phone: 2077663375
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	Zone: IR-2

Part Use: Single Family/Seasonal	Proposed Use: Demolition to clear site for new single family	Permit Fee: \$72.00	Cost of Work: \$7,275.00	CEO District: 3
Proposed Project Description: Demolition Residence		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: S-3 BOCA / IBC / IFC PERMIT ISSUED WITH REQUIREMENTS	
		Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

Permit Taken By: BB	Date Applied For: 06/13/2001	Zoning Approval		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Parcel 15 Zone C <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/3/01	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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points applied, load

BUILDING PERMIT REPORT

DATE: 14 June 2001 ADDRESS: 92 New Island Ave. CBL: 884 C594
 REASON FOR PERMIT: Raze Single Family Dwelling
 BUILDING OWNER: Faith E. Sherwood
 PERMIT APPLICANT: _____ / CONTRACTOR: Island Bay Sr. Inc
 USE GROUP: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: 72300 PERMIT FEES: 7249

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

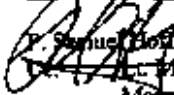
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #1 #38 #39

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 3/4" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. 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/1999)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Groups 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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. (Section 1010.4)
17. 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. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. 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 920.3.2 (BOCA National Building Code/1999), 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
21. 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. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. 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".
26. 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 the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

* 38. All demo material shall be removed from the island
 * 39. Demos shall comply with section 110.0 with amendments of the Bldg. Code.
 * 40. If the New house (Applied for on a separate permit) is not commenced within 1 year of the demolition, certain setback allowances will no longer be valid. Please contact this office immediately if that becomes the case.


 F. Samuel Boies, Building Inspector
 J. McDougal, PFD
 Marge Schmeckel, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/10

**This permit is herewith issued, on the basis of plans submitted and conditions placed on those plans, any deviations shall require a separate approval.

---THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 92 New Island Ave, Pezks Island

Total Square Footage of Proposed Structure 1028 Square Footage of Lot 11,400

Tax Assessor's Chart, Block & Lot Number Chart# <u>84</u> Block# <u>C</u> Lot# <u>4,5</u>	Owner: <u>Richard & Emily Sherwood</u>	Telephone#: <u>207-287-1476</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>21 Murray Street Augusta, ME 04330</u>	Cost Of Work: <u>\$ 7,275</u> Fee: <u>\$ 120</u>
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Current use: Single Family Seasonal Residence
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: NA
Project description: Demolition to clear site for new single family residence

Contractor's Name, Address & Telephone: Island Boy Services Inc., P.O. Box 48
Pezks Island, ME 04108, 207-766-3375
Applicants Name, Address & Telephone: Richard & Emily Sherwood, 21 Murray Street,
Augusta, ME 04330, 207-287-1476
Who should we contact when the permit is ready: Richard Sherwood
Telephone: 207-287-1476 XX Call
If you would like the permit mailed, what mailing address should we use:
Rec'd By:

**City of Portland
Inspection Services Division
Demolition Call List**

Site Address: 92 New Island Ave.
Perki Island, ME Owner: Richard & Emily Sherwood
Structure Type: Single Family Contractor: Covey Johnson

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Sharon 21 MAY 01</u>
NYNEX	878-7000	<u>Chrissie 16 MAY 01</u>
Northern Utilities	797-8002 X6241	<u>NA</u>
Portland Water District	761-8310	<u>Doune 16 MAY 01</u>
Public Cable Co.	775-3431 X257	<u>NA</u>
Dig Safe***	1-888-344-7233	<u>MICHELE 21 MAY 01</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>Todd Markle 24 MAY 01</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Greg Pierce 29 MAY 01</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>J. TARLING 16 MAY 01</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Civol Merritt 29 MAY 01</u>
Building Inspections(insp required)	874-8300 X8703	<u>Temi Munson 30 MAY 01</u>
Historic Preservation	874-8300 X8726	<u>Jeffrey Harris 7 JUNE 01</u>
Fire Dispatcher	874-8300 X8676	<u>Dowdy 21 MAY 01</u> ^{Call Dept of Demolition}

Written Notice to Adjoining Owners ✓

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Al G. [Signature] DATE: 31 MAY 01

207-287-1476

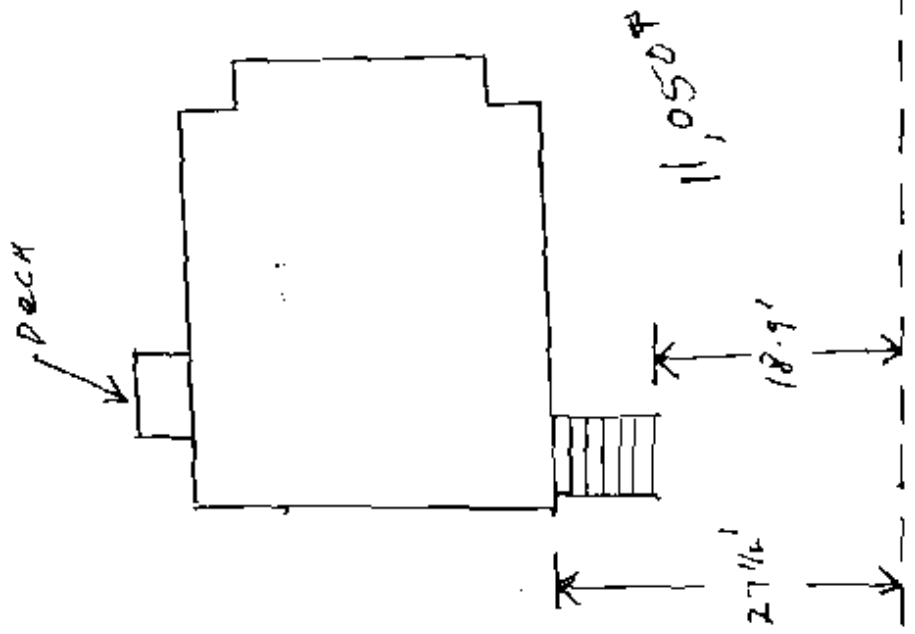
Lot 84-C-3
Richard & Emily Sherwood

Lot 84-C-4, 5
Richard & Emily Sherwood
207-287-1476

Single Family One Story Home Proposed for Demolition
92 New Island Ave. Pockets Island

N
↑

1' = 15'



5750 #

11,050 #

18.9'

27 1/4'

New Island Avenue



CITY OF PORTLAND, OREGON

Department of Building Inspection

Received from Richard D. Shurtz June 15, 1901 a fee

of Lawrence Street 1100 E. 17th St
for permit to move
down

at 923 Commercial 1100 E. 17th St.

Check # 3481
CBL 084 004 Per 5704

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditor's Copy

Lot 84-C-4-5

KNOW ALL MEN BY THESE PRESENTS

That I, **FAITH E. SHERWOOD** of Bath, in the County of Sagadahoc and State of Maine for consideration paid by **RICHARD A. SHERWOOD** and **EMILY D. SHERWOOD**, both of Augusta, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **RICHARD A. SHERWOOD** and **EMILY D. SHERWOOD**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

Two (2) certain lots or parcels of land, with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland and State of Maine and being lots numbered ninety-four (94) and ninety-five (95) as shown on a plan of a portion of land on Peaks Island, formerly owned by the Welch & Hilborn Heirs, recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 117, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

For source of title reference may be had to the Estate of Burton Densmore who died testate on October 5, 1962, see Cumberland County Registry of Probate Docket No. 59054. Further reference may be had to the death of Raymond E. Densmore in 1964 and the vesting of full title to the above captioned property in the grantor, Faith E. Sherwood.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **RICHARD A. SHERWOOD** and **EMILY D. SHERWOOD**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and

assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **FAITH E. SHERWOOD**, have hereunto set my hand and seal this 11th day of June in the year of our Lord two thousand one.

Signed, Sealed and Delivered
in presence of

John W. Voorhees
Witness

Faith E. Sherwood
Faith E. Sherwood

STATE OF MAINE
SAGADAHOC, ss.

June 11, 2001

Personally appeared the above named **FAITH E. SHERWOOD** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

John W. Voorhees

John W. Voorhees

Typed or printed name of Notary Public

My commission expires: 8/18/05

