

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that STEVEN MERRILL RAPP

Located At 105 NEW ISLAND AVE

Job ID: 2011-11-2794-HVAC

CBL: 084-D-001-001

has permission to Install a 320-500 Gallon Propane Tank

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

11/29/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

1. Final Inspection upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2794-HVAC

Located At: 105 NEW ISLAND
AVE

CBL: 084- D-001-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Tanks shall be installed per NFPA 58.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-11-2794-HVAC	Date Applied: 11/14/2011	CBL: 084- D-001-001	
Location of Construction: 105 NEW ISLAND AVE, PEAKS ISLAND	Owner Name: STEVEN MERRILL RAPP	Owner Address: 49 ORCHARD PLACE # B GREENWICH, CT 06830	Phone:
Business Name:	Contractor Name: Peaks Island Fuel, Keith Ivers	Contractor Address: PO Box 104, Peaks Island, ME 04108	Phone: 766-5700
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	Zone: IR-2
Past Use: Single family dwelling (see permit #2011-08-2032)	Proposed Use: Same: Single family dwelling - to install 320-500 gal gas tank	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: <i>HANK</i> <i>NFPASO</i> Signature: <i>[Signature]</i>
Proposed Project Description: one gas 320-500 fuel tank		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>[Signature]</i>	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 Dist 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: <i>[Signature]</i>
	CERTIFICATION		

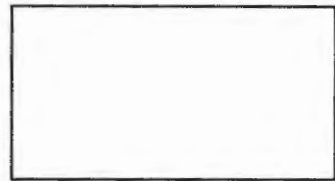
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



2011 11 2794
FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



see 2011-08-2032

IR-2

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 / CBL CHURCH 84, BLOCK D, LOT 1 Use of Building SINGLE FAMILY Date 11/9/11
Name and address of owner of appliance STEVE AND KELIN RAPP 105 NEW ISLAND AVE
PEAKS ISLAND MAINE 04108
Installer's name and address PEAKS ISLAND FUEL - KEITH IVERTS
Box 104 PEAKS ISLAND ME 04108 Telephone 207-766-5700

Location of appliance:

- Basement
- Attic

appl. went from
Sannie to Jen

Type of Fuel:

- Gas
- Oil

back to me

Appliance Name:

U.L. Approved Yes No

Thanks
Steve 11/29/11
ASAP

Will appliance be installed in accordance with installation instructions? Yes

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT 5030
- Other _____

Appliance:

Factory Lined
 Factory built _____

Factory Built U.L. Listing # _____

U.L. Listing # _____

Tank
 Oil
 Gas

Size of Tank 320 - 500

Number of Tanks 1

Distance from Tank to Center of Flame 50+ feet.

Cost of Work: \$ 2500.00

Permit Fee: \$ _____

RECEIVED

NOV 14 2011

Dept. of Building Inspections
City of Portland Maine

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Approved with Conditions

- See attached letter or requirement

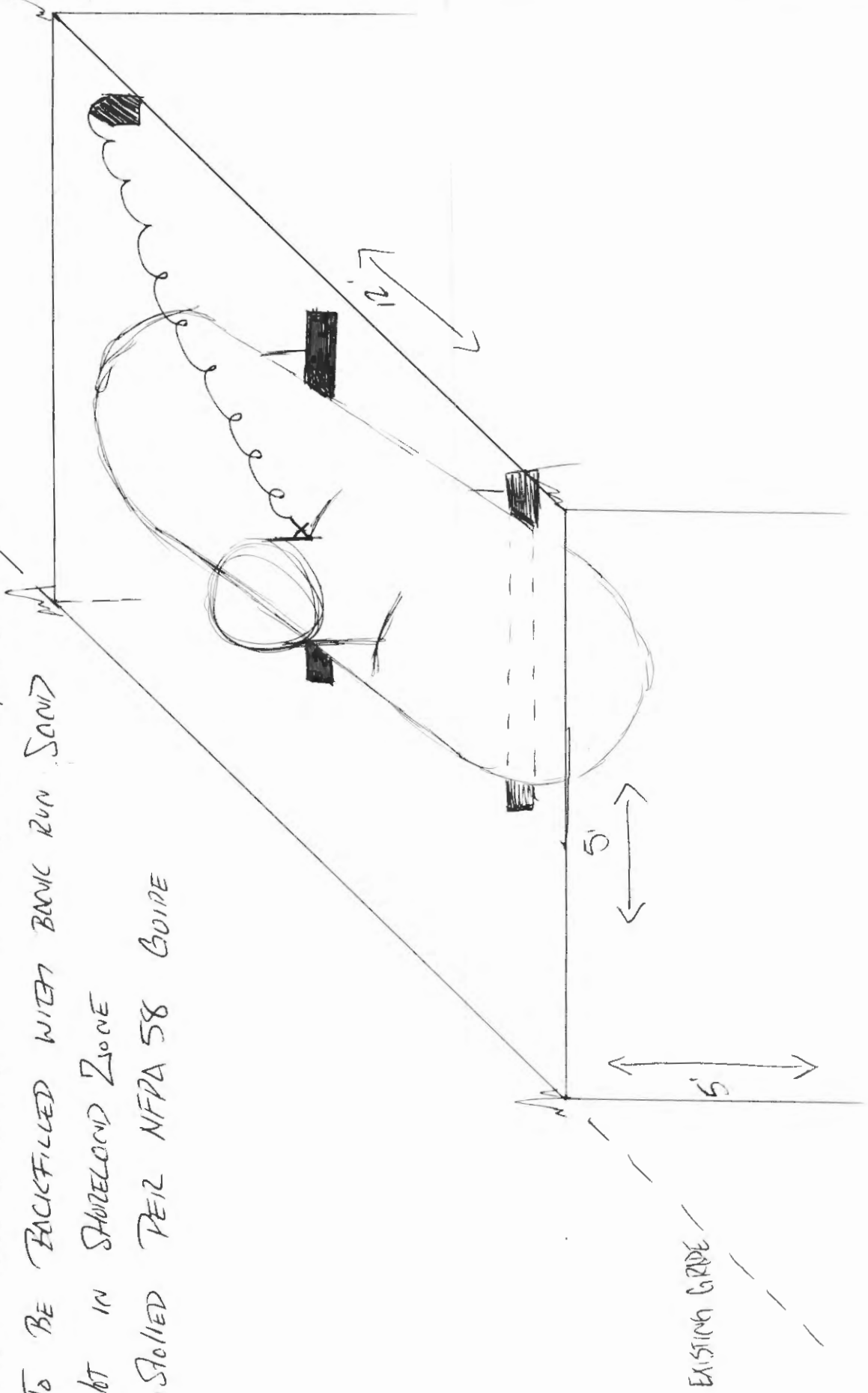
Inspector's Signature _____

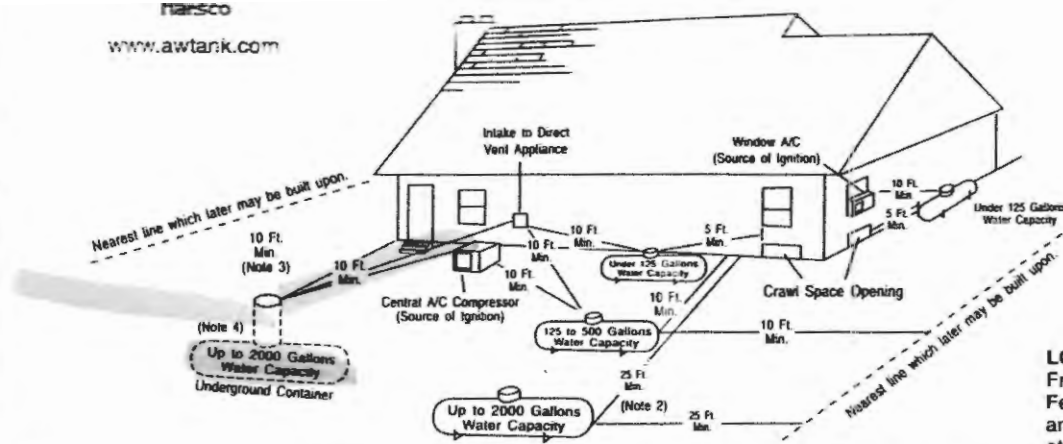
Date Approved _____

Signature of Installer _____

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

- TO BE INSTALLED 10' + FEET OFF HOUSE AND PROPERTY LINES
- TO BE PLACED ON SOLID CEMENT TANK PADS
- TO BE PLACED ON BED OF BANK RUN SAND
- INSTALL ONE MAGNESIUM ANODE BACK W/GROUND WIRE
- TO BE BACKFILLED WITH BANK RUN SAND
- NOT IN SHORELAND ZONE
- INSTALLED PER NFPA 58 GUIDE





LOCATION OF ASME CONTAINERS
From NFPA 58, Appendix I
Federal, state, or local ordinances
and regulations should be observed
at all times.

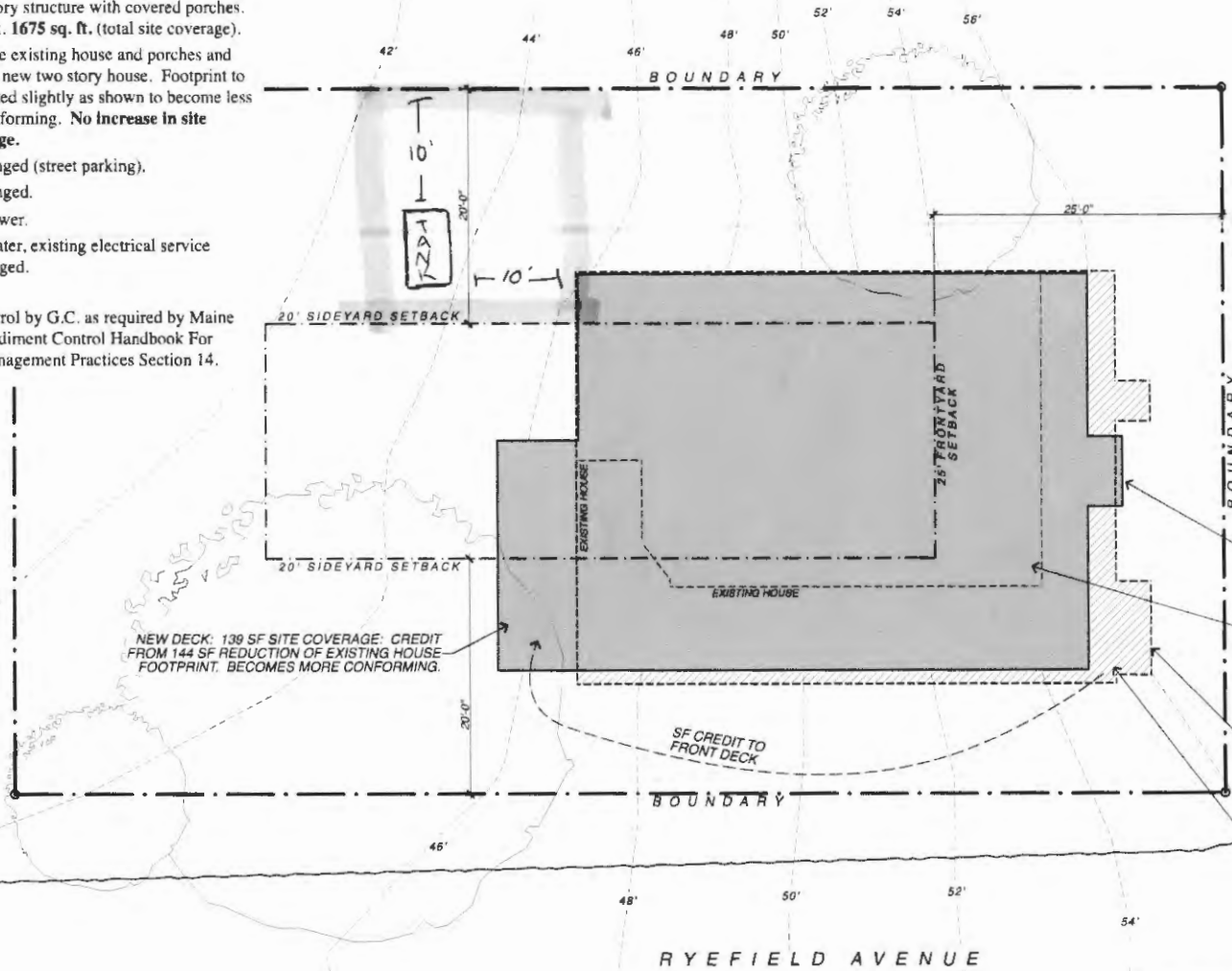
Notes:

- 1) Regardless of its size, any ASME tank filled on-site must be located so that the filling connection and fixed liquid level gauge are at least 10 feet from external source of ignition (i.e. open flame, window A/C, compressor, etc.), intake to direct vented gas appliance or intake to a mechanical ventilation system.
- 2) May be reduced to 10 feet minimum for a single container of 1200 gallons water capacity or less if it is located at least 25 feet from any other LP Gas container of more than 125 gallons water capacity.
- 3) Minimum distances from underground containers shall be measured from the relief valve and filling or level gauge vent connection at the container, except that no part of an underground container shall be less than 10 feet from a building or line of adjoining property which may be built upon.
- 4) Where the container may be subject to abrasive action or physical damage due to vehicular traffic or other causes it must be either, (a) placed not less than 2 feet below grade; (b) otherwise protected against such physical damage.

This information was compiled using accepted industry data. AWT is not responsible for its use or interpretation.

- Address:** 105 New Island Avenue, Peaks Island, Portland, Maine.
- Lot:** Chart 84, Block D, Lot 1. (6900 sq. ft.)
- Zone:** IR-2.
- Owner:** Steve and Kelin Rapp. 450 West 42nd Street, Apt. 24Q, New York, NY 10036.
- Builder:** TBD.
- Existing:** Two story structure with covered porches. Approx. 1675 sq. ft. (total site coverage).
- Proposed:** Remove existing house and porches and rebuild new two story house. Footprint to be shifted slightly as shown to become less nonconforming. No increase in site coverage.
- Parking:** Unchanged (street parking).
- Grading:** Unchanged.
- Septic:** City sewer.
- Utilities:** City water, existing electrical service unchanged.

Silt fence / erosion control by G.C. as required by Maine Erosion Control and Sediment Control Handbook For Construction: Best Management Practices Section 14.



NEW DECK: 139 SF SITE COVERAGE. CREDIT FROM 144 SF REDUCTION OF EXISTING HOUSE FOOTPRINT. BECOMES MORE CONFORMING.

NEW PORCH STEP: 5 SF SITE COVERAGE. CREDIT FROM 144 SF REDUCTION OF EXISTING HOUSE FOOTPRINT. BECOMES MORE CONFORMING.

NEW TWO STORY HOUSE TO REPLACE EXISTING: NO INCREASE IN SITE COVERAGE. FOOTPRINT SHIFTS TO BECOME LESS NONCONFORMING AS SHOWN. 1675 SF TOTAL SITE COVERAGE.

EXISTING TWO STORY HOUSE AND PORCHES (SHOWN DASHED) TO BE REMOVED: 1675 SF TOTAL SITE CVG. SHIFT FOOTPRINT OF PROPOSED NEW HOUSE BY 144 SF AND APPLY SF CREDIT TO DECK ON SOUTH SIDE AND STEP ON NORTH SIDE. NEW DECK AND STAIR BECOME LESS NONCONFORMING.

HATCHED AREA INDICATES 144 SF PORTION OF EXISTING HOUSE AND PORCHES TO BE RELOCATED FOR SF CREDIT.

RYEFIELD AVENUE

NEW ISLAND AVENUE



WINKELMAN ARCHITECTURE

SCALE: 1" = 10'-0"

DATE: 8/5/11

SITE PLAN

A
001

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998

RAPP COTTAGE
105 NEW ISLAND AVENUE, PEAKS ISLAND, ME

DRAFT SET FOR PRICING