

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **INSPECTION**

PERMIT

Permit Number: 090028

This is to certify that KIPP THOMAS P & BARBARA H KIPP of 16 Ashmore
 has permission to Interior Renovations, adding Deck and
 AT 16 WHITEHEAD ST, PEAKS ISLAND CP 084 N004001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

PERMIT ISSUED	
JAN 21 2009	
Department Name	
CITY OF PORTLAND	

Thomas H. Mantley 01/21/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

Ralph Ashmore

1/21/09

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit Application


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

Permit No: 09-0028	Issue Date:	CBL: 084 N004001
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Location of Construction: 16 WHITEHEAD ST, PEAKS ISLA	Owner Name: KIPP THOMAS P & BARBARA H	Owner Address: 14 BALSAM DR	Phone: 207-766-2981
Business Name:	Contractor Name: Ralph Ashmore	Contractor Address: 20 Welch Street Peaks Island	Phone: 2077662981
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: JR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch	Permit Fee: \$620.00	Cost of Work: \$60,000.00	CEO District: 1
Proposed Project Description: Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003 Signature: Jm 01/21/09	
		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: lmd	Date Applied For: 01/12/2009	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 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/20/09 ABN	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: ABN
			

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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE



General 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: <u>16 Whitehead St., Peaks Island, Maine</u>		
Total Square Footage of Proposed Structure/Area <u>None, adding dormer & deck</u>	Square Footage of Lot <u>4,109</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>N</u> Lot# <u>4</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Ralph W. Ashmore</u> Address <u>POA Thomas & Barbara Kipp</u> <u>20 Welch St</u> City, State & Zip <u>Peaks Island, ME 04108</u>	Telephone: <u>766-2981</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Thomas Kipp</u> Address <u>14 Balsam Dr.</u> City, State & Zip <u>Bedford, MA 01730</u>	Cost Of Work: \$ <u>60,000.⁵⁰/₁₀₀</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>one</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>same, single-family</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Brackett Estate</u> Project description: <u>Renovation of residence, adding dormer and deck. Swapping same volume of living space on first level, see "Front Elevation" of plans.</u>		
Contractor's name: <u>Project Manager, Ralph W. Ashmore</u> Address: <u>20 Welch St</u> City, State & Zip <u>Peaks Island, ME 04108</u> Telephone: <u>766-2981</u> Who should we contact when the permit is ready: <u>Ralph Ashmore</u> Telephone: <u>" "</u> Mailing address: <u>20 Welch St., Peaks Island, ME 04108</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 1-8-2009

This is not a permit; you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0028	Date Applied For: 01/12/2009	CBL: 084 N004001
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Business Name:	Contractor Name: Ralph Ashmore	Contractor Address: 20 Welch Street Peaks Island	Phone: (207) 766-2981
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Proposed Use: Single Family Home - Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch	Proposed Project Description: Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/20/2009

Note: Dormer is not adding any floor area since the walls on the second floor are already at 4' from floor to roof. **Ok to Issue:**
1/19/09 The part of the porch that is being enclosed must have a majority of windows. There are to be two in the front, two on left side & one on the right side.

- 1) This permit is being issued with the condition that the one story 6' x 8' room and entry deck & stairs on the rear of the building are not permitted and therefore not part of the legal footprint of the building. This illegal addition must be addressed within thirty days of the issuance of this permit.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 01/21/2009

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

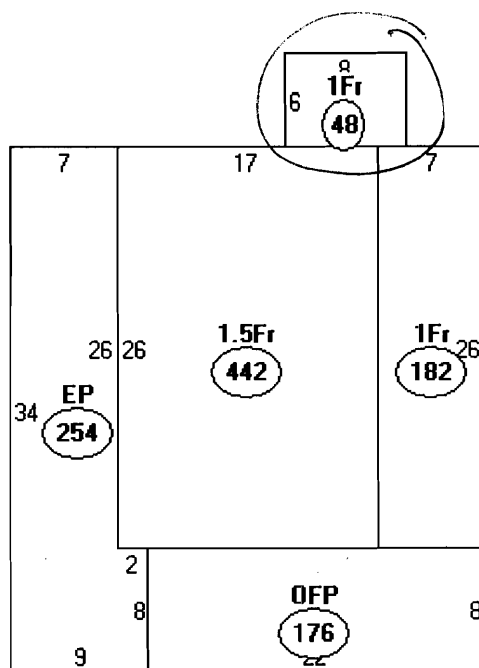
Comments:

1/12/2009-lmd: Received application on 01/09/2009. Ralph Ashmore stated that he would e-mail 11x17 plans. Also, called on 01/12/09 requesting plot plan due to addition of deck.

1/13/2009-lmd: Received plot plan and 11x17 from Ralph Ashmore. Moved permit forward to zoning.

1/13/2009-amachado: Left vcm for Ralph Ashmore. Can enclose part of front porch, but major portion needs to be glass (section 14-427). 6' x 8' area on back of house that leads to steps is not permitted & does not meet today's requirements.

1/16/2009-amachado: Ralph Ashmore brought in revised plans for part of porch that is being enclosed.



Descriptor/Area

A: 1.5Fr
442 sqft

B: EP
254 sqft

C: 1Fr
48 sqft

D: 1Fr
182 sqft

E: OFP
176 sqft

= 1102

IR-2

front - 25' min - 15.5 sqft
 rear - 25' min
 side - 20' min - 5' on left
 - 6' on right.
 lot size = 4,109
 lot coverage $20\% = 821.8$

dormer is not adding
 any floor area - wall was
 already @ ~~4~~ 4!



Jan. 9, 2009

Subject: Permit 16 Whitehead St
Peaks Island, ME

As your request please send
11x17 plans and in addition a
plot plan.

Many thanks for your
assistance & please call
with any questions

Sincerely,
Ralph

JAN 13 2009

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

1957

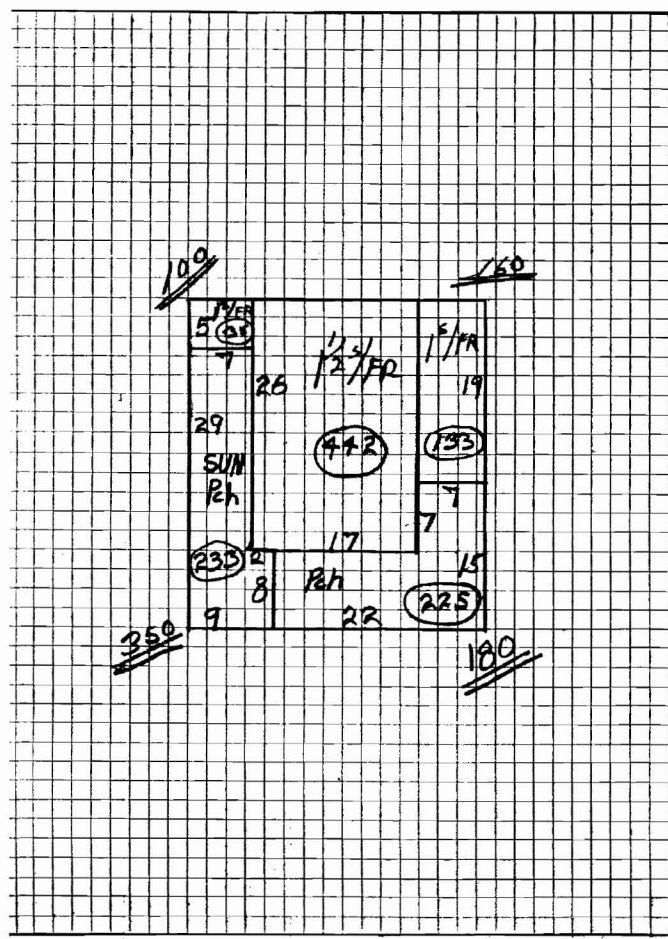
6x8 back
 entry porch
 redwood porch
 1981

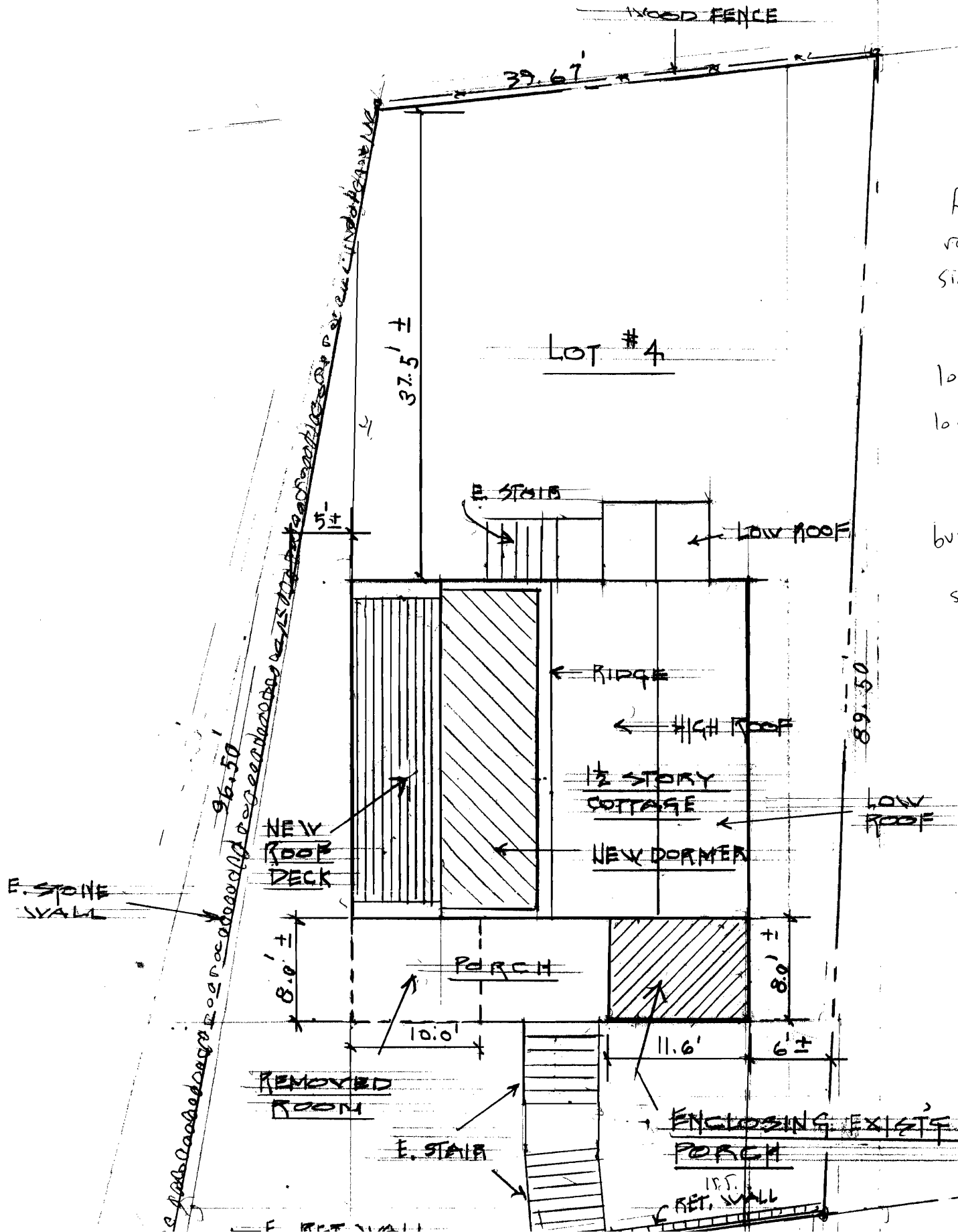
No ceilings

CONSTRUCTION			
FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST	BATHROOM <input checked="" type="checkbox"/>	
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	
BRICK OR STONE	MILL TYPE	WATER CLOSET	
PIERS <input checked="" type="checkbox"/>	REIN. CONCRETE	LAVATORY	
CELLAR AREA FULL	FLOOR FINISH		
$\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ <input checked="" type="checkbox"/>	B 1 2 3	KITCHEN SINK <input checked="" type="checkbox"/>	
NO. CELLAR	CEMENT	STD. WAT. HEAT <input checked="" type="checkbox"/>	
EXTERIOR WALLS	EARTH <input checked="" type="checkbox"/>	AUTO. WAT. HEAT	
CLAPBOARDS	PINE <input checked="" type="checkbox"/>	ELECT. WAT. SYST.	
WIDE SIDING	HARDWOOD <input checked="" type="checkbox"/>	LAUNDRY TUBS	
DROP SIDING <input checked="" type="checkbox"/>	TERRAZZO	NO PLUMBING	
NO SHEATHING	TILE	TILING	
WOOD SHINGLES		BATH FL. & WCOT. <input checked="" type="checkbox"/>	
ASBES. SHINGLES		TOILET FL. & WCOT.	
STUCCO ON FRAME	ATTIC FLR. & STAIRS	LIGHTING	
STUCCO ON TILE	INTERIOR FINISH	ELECTRIC <input checked="" type="checkbox"/>	
BRICK VENEER	B 1 2 3	NO LIGHTING	
BRICK ON TILE	PINE <input checked="" type="checkbox"/>	NO. OF ROOMS	
SOLID BRICK	HARDWOOD	BSMT. 2ND 3	
STONE VENEER	PLASTER	1ST 3 3RD	
CONC. OR CIND. BL.	UNFINISHED <input checked="" type="checkbox"/>	OCCUPANCY	
TERRA COTTA	METAL CLG.	SINGLE FAMILY <input checked="" type="checkbox"/>	
VITROLITE	WEATHERED <input checked="" type="checkbox"/>	TWO FAMILY	
PLATE GLASS	RECREAT. ROOM	APARTMENT	
INSULATION	FINISHED ATTIC	STORE	
WEATHERSTRIP	FIREPLACE <input checked="" type="checkbox"/>	THEATRE	
ROOFING			
ASPH. SHINGLES <input checked="" type="checkbox"/>	PIPELESS FURNACE	HOTEL	
WOOD SHINGLES	HOT AIR FURNACE	OFFICES	
ASBES. SHINGLES	FORCED AIR FURN.	WAREHOUSE	
SLATE TILE	STEAM	COMM. GARAGE	
METAL	HOT WAT. OR VAPOR	GAS STATION	
COMPOSITION	NO HEATING <input checked="" type="checkbox"/>	ECONOMIC CLASS	
ROLL ROOFING	GAS BURNER	OVER BUILT	
INSULATION	OIL BURNER	UNDER BUILT	
	STOKER	DT. 0/11 AR. 30	
		LD. 13 PD. 30	
		MS. 13 CK. 50	

COMPUTATIONS	
UNIT	1951
442 S. F.	1500
S. F.	
ADDITIONS	7790
F.D.T.	-120
BASEMENT	+70
WALLS	
ROOF	
FLOORS 3	-20
ATTIC	
FINISH	-270
FIREPLACE	+150
HEATING	
PLUMBING	+240
TILING	
TOTAL	2340
FACT.	
REP. VAL.	2340

SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.*	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
cottage	A 1 1/2 / FR	DC	50		F	2340	55%	1050	A	1050	625
	B								B		
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		
YEAR	1951					1951 TOTAL BLDGS.				1050	625
TAX VAL.											
OLD VAL.	625										
CHANGE											





IR-2

front 25' min - 15.5' side
 rear 25' min - 21' side
 side - 20' min - 5' on left
 6' on right

lot size = 4109

lot coverage ~~80%~~ 20% = 821.8
 already over

building 31x34 = 1054
 6x8 = 48

stairs 6x6 = 36

11 9x4.5 = 49.5

1178.5

48
 + 49.5 added what per

98.5