

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

Location of Construction: 10 Island Ave. Peaks 04108		Owner: James Soley		Phone: 775-2252		Permit No: <b>991059</b>	
Owner Address: 10 Island Ave. Peaks 04108		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Self		Address:		Phone:		Permit Issued: <b>SEP 28 1999</b>	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$4,260.00		PERMIT FEE: \$54.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>A3</i> Type: <i>5B</i>	
Proposed Project Description: Construct deck w/Greenhouse		Signature:		Signature: <i>[Signature]</i>		Zone: CBL: 034-R-008	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>01-2927/99</i> 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"/>	
Permit Taken By: KA		Date Applied For: GD/ September 17, 1999		Signature:		Date:	

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..

\*any problems call Betsy at 775-2252  
\*Mail To James Soley  
111 Commercial St.  
Portland, ME. 04101

**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 \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: September 17, 1999 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: 9

CEO DISTRICT 2

COMMENTS

12-17-99 Set Backs OK, Size OK, Deck framed  
only setting on 4x4 Post, Never called for some tubers (TR)  
1-11-00 Greenhouse is all assembled on deck. (TR)  
1-11-00 Mr Soley needs to pay for a sewer hook up Fee I Talked to  
Dave Peterson and he will send them a letter for the Fee (TR)

Type

Inspection Record

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_



BUILDING PERMIT REPORT

DATE: 19 Sept 99 ) ADDRESS: 10 Island Ave. P.I. CBL: 004-12-008  
REASON FOR PERMIT: To Construct deck & greenhouse  
BUILDING OWNER: James Soley  
PERMIT APPLICANT: Owner Contractor Owner  
USE GROUP R-3 CONSTRUCTION TYPE 5B

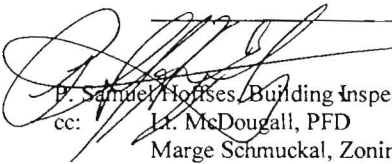
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*11, \*13, \*22, \*29, \*32, \*33, \*35, \*36, #31  
Approved with the following conditions:

- \*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 1/2" 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 from freezing. Section 1908.0
- 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 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", 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. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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 Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" 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. 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 1018.6)

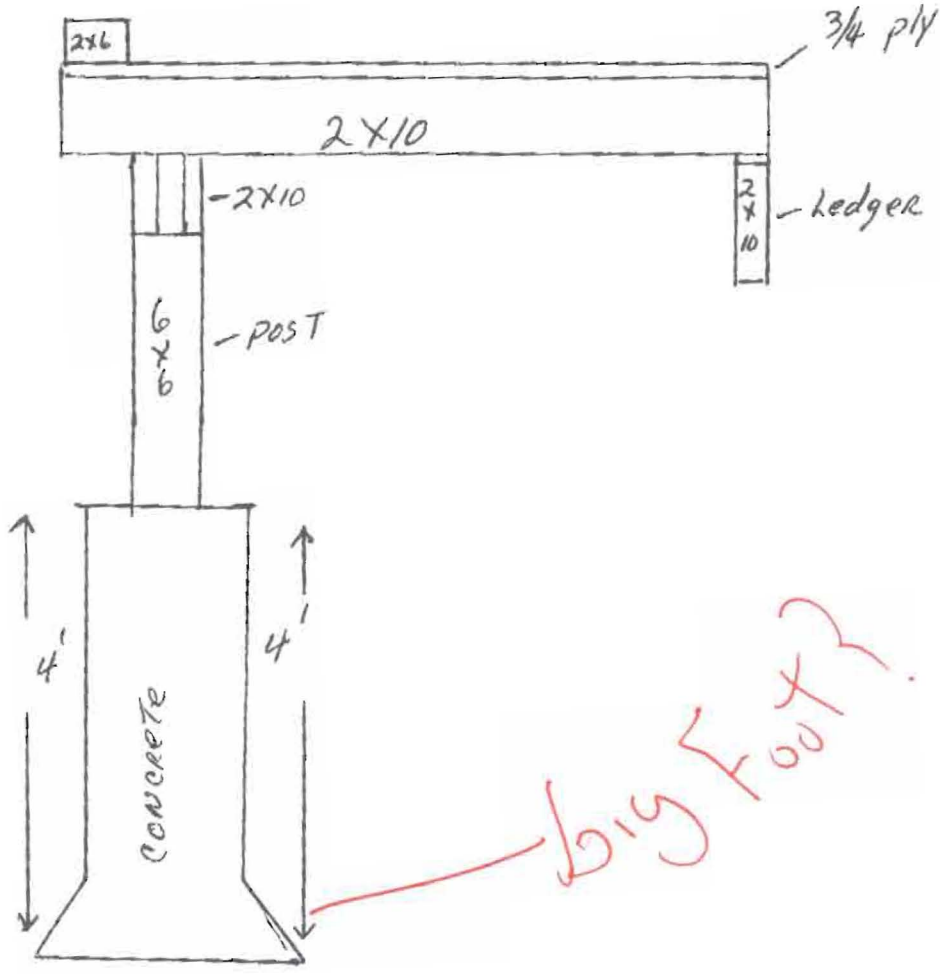
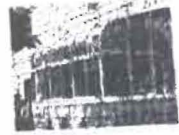
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. 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)
19. 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/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) Section 920.3.2.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *to remain 1 family*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X 35. *Nails shall be used between pier (sono tube) and Framing*
- X 36. *Ledger shall be lag-bolts to dwelling.*
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

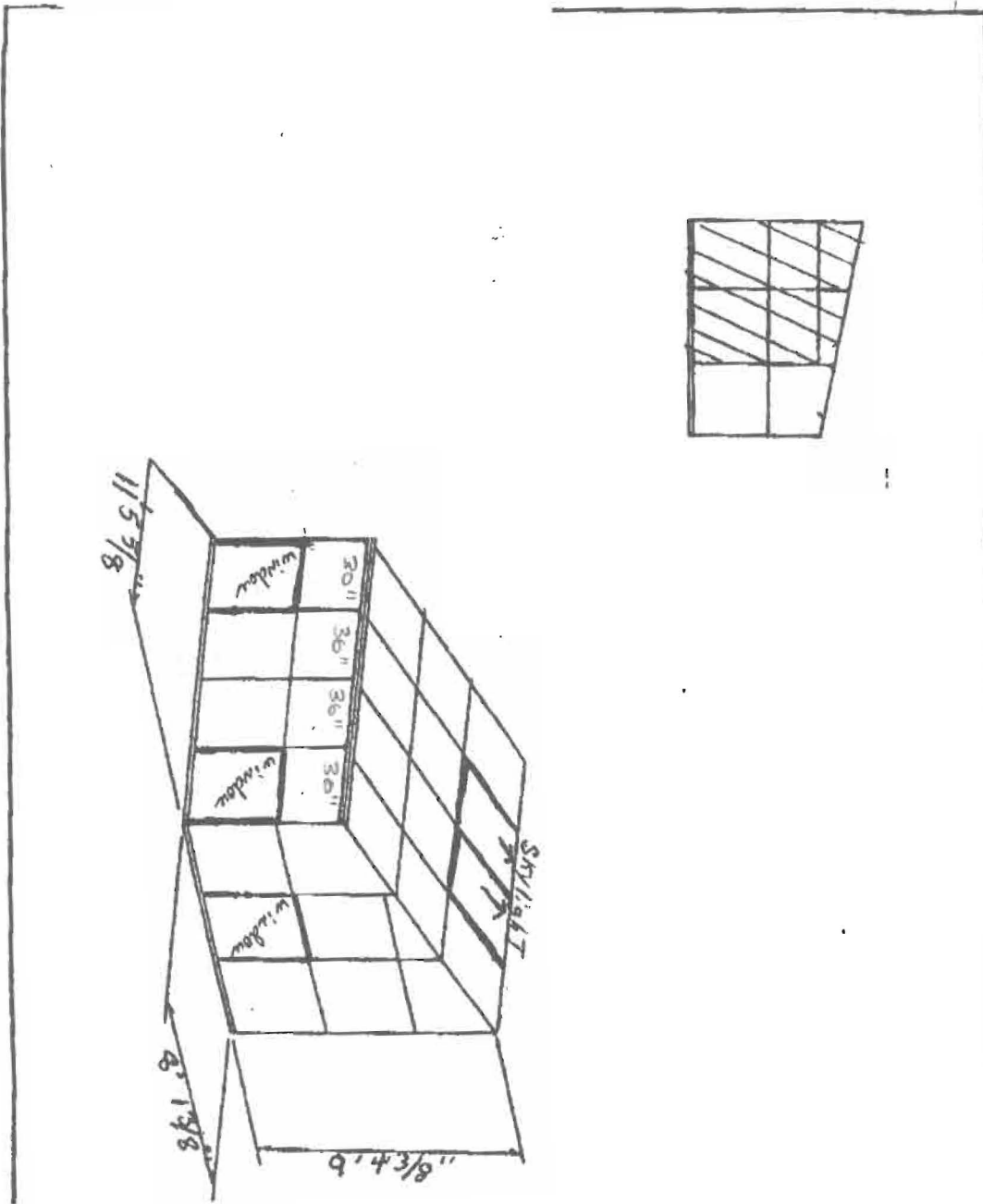


# WinterGreen SOLARIUMS™



09/06/99 12:52

NO.515 P004



DRAWN BY:	CHKD. BY:	DESCRIPTION:
DATE:	DATE:	
S.D.F.		
<small>           I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.         </small>		PROJECT NAME:
DATE: _____		PURCHASED BY:
SIGNATURE: _____		DRAWING TITLE:
		SHT _____ OF _____



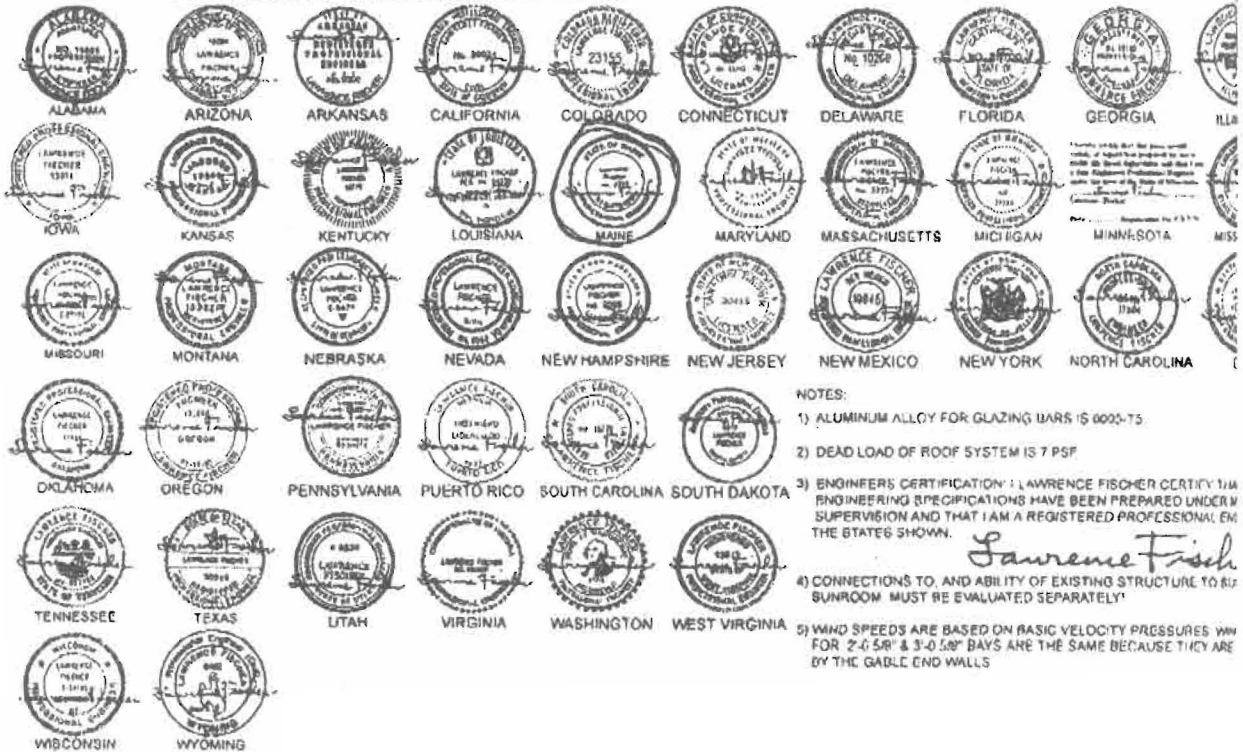


# SYSTEM 4 STRAIGHT EAVE SUNROOMS ENGINEERING INFORMATION

EFFECTIVE DATE: 1-99

SLT MODELS	GLAZING BAR O.C. SPACING	GLAZING BAR TYPE	ROOF LIVE LOAD (PSF) A	B W		G G		X H	
				WIND (MPH)	WIND (PSF)	WIND (MPH)	WIND (PSF)	WIND (MPH)	WIND (PSF)
3	2'-6 5/8"	4GB	240	130	43	120	37	85	18
5	2'-6 5/8"	4GB	80	120	37	110	31	85	18
8	2'-6 5/8"	4GB	38	120	37	110	31	85	18
	2'-6 5/8"	4GB+4RS	100	120	37	110	31	85	18
10	2'-6 5/8"	4GB	20	115	34	100	28	75	14
	2'-6 5/8"	4GB+4RS	75	115	34	100	28	75	14
13	2'-6 5/8"	4GB	10	105	28	90	21	70	13
	2'-6 5/8"	4GB+4RS	60	105	28	90	21	70	13
10	2'-6 5/8"	4GB+4RS	35	95	23	85	18	70	13
3	3'-0 5/8"	4GB	200	130	43	120	37	85	18
5	3'-0 5/8"	4GB	76	120	37	110	31	85	18
8	3'-0 5/8"	4GB	32	120	37	110	31	85	18
	3'-0 5/8"	4GB+4RS	85	120	37	110	31	85	18
10	3'-0 5/8"	4GB	17	115	34	100	28	75	14
	3'-0 5/8"	4GB+4RS	62	115	34	100	28	75	14
13	3'-0 5/8"	4GB	8	105	28	90	21	70	13
	3'-0 5/8"	4GB+4RS	42	105	28	90	21	70	13
15	3'-0 5/8"	4GB+4RS	30	95	23	85	18	70	13

\* ROOF LIVE LOADS FOR BW, GG AND XH MODELS ARE THE SAME.

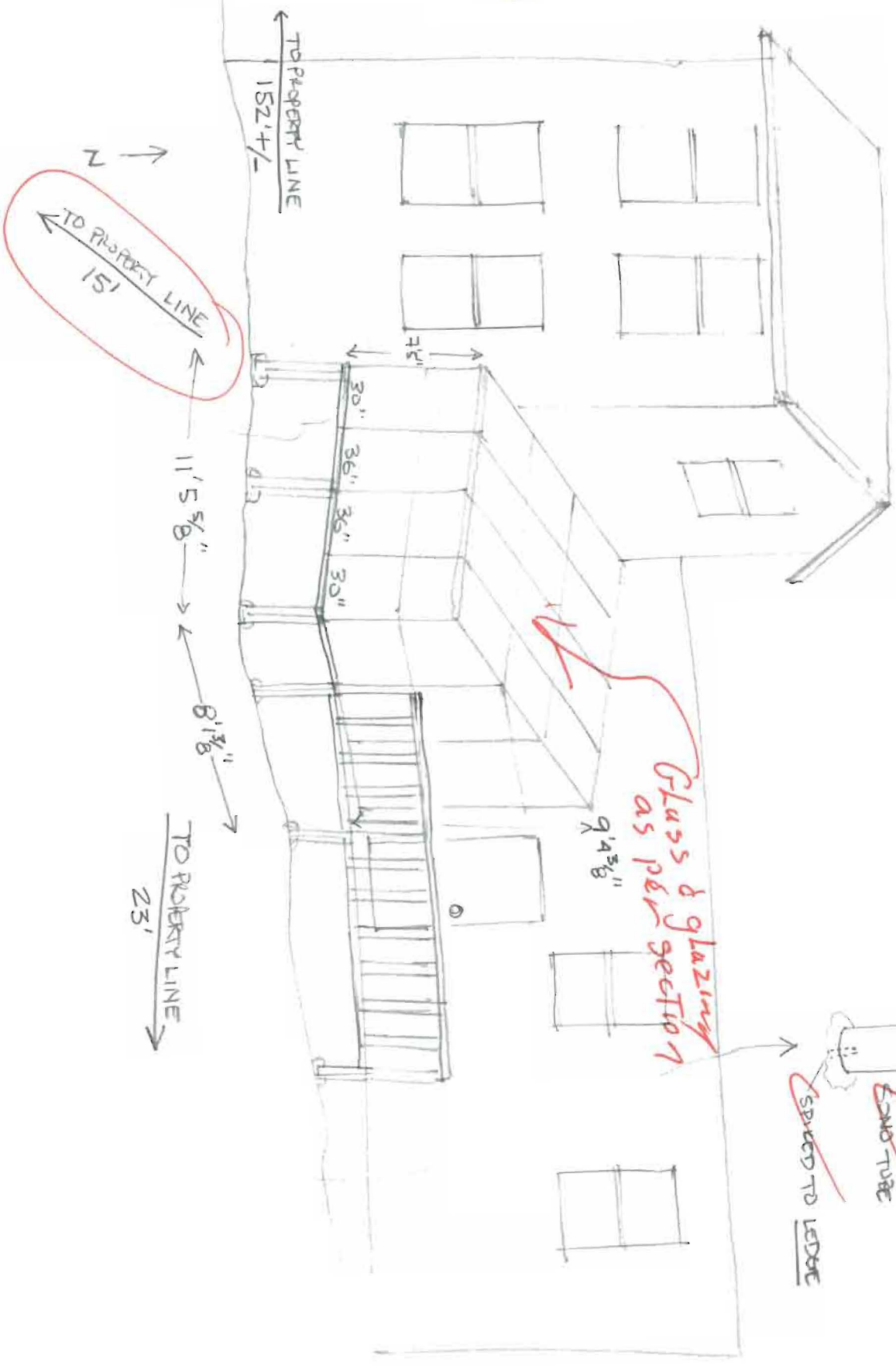


- NOTES:
- 1) ALUMINUM ALLOY FOR GLAZING BARS IS 6063-T5
  - 2) DEAD LOAD OF ROOF SYSTEM IS 7 PSF
  - 3) ENGINEERS CERTIFICATION: LAWRENCE FISHER CERTIFY I AM ENGINEERING SPECIFICATIONS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATES SHOWN.
  - 4) CONNECTIONS TO, AND ABILITY OF EXISTING STRUCTURE TO SUPPORT SUNROOM, MUST BE EVALUATED SEPARATELY.
  - 5) WIND SPEEDS ARE BASED ON BASIC VELOCITY PRESSURES BW FOR 2'-6 5/8" & 3'-0 5/8" BAYS ARE THE SAME BECAUSE THEY ARE BY THE GABLE END WALLS

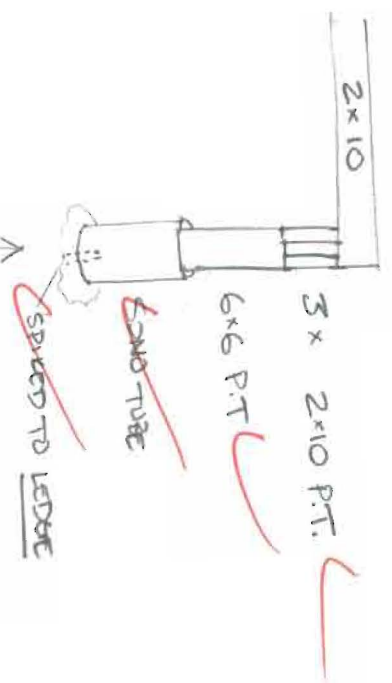
*Lawrence Fisher*

10 ISLAND AVE, PEARLS IS.  
 JAMES J. SOLEY  
 GREENHOUSE ADDITION (KIT)  
 ~88 SQ. FT.

See other  
 side



DETAIL



9/13/99



10 ISLAND AVE.

23'

15'

PROPOSED GREENHOUSE

ISLAND HOUSE  
B&B

CAROLINE  
PARKER

COTTAGE  
10 R ISLAND AVE.

I-B Zone

Front 20' req - 23' show  
(or average)

rear - 10' req - 100' show

side 10' req - 15' show



CASCO BAY

See other side

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*Congratulations!!!!!!*

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.