

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

Location of Construction: 20 Island Ave, Peaks Island		Owner: Wright, Nancy & Joseph		Phone:		Permit No: 980158	
Owner Address: 498 Island Ave, Peaks Island, ME 04108		Lessee/Buyer's Name:		Phone: 766-4400		Business Name: Peaks Island House	
Contractor Name: W & W, Inc.		Address: 498 Island Ave Peaks, Island, ME 04108		Phone: 766-4400		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED FEB 27 1998 CITY OF PORTLAND </div>	
Past Use: B & B		Proposed Use: Same w/Restaurant		COST OF WORK: \$ 10,000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R1/A</i> Type: <i>519</i> Signature: <i>[Signature]</i>			
Proposed Project Description: Change Use from B & B to B & B with Restaurant Make Interior Renovations as per plans				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"/>			
Permit Taken By: Mary Gredek		Date Applied For: 03 February 1998					

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

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 *Joseph Wright* ADDRESS: _____ DATE: 03 February 1998 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:

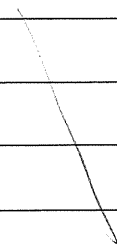
Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 6

COMMENTS

5-5-98 All work is completed. Bathrooms have all been installed with vent.



	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 20 Island Ave, Peaks Island 084-R-032

Issued to Wright, Nancy & Joseph Date of Issue 12 May 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980158, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

B & B - Restaurant

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/12/98 *M. H. Gray*
.....
(Date) Inspector

R. Samuel Hoff
.....
Inspector of Buildings

BUILDING PERMIT REPORT

DATE: 2/26/98 ADDRESS: 20 Island Ave Penikese Island
REASON FOR PERMIT: renovations
BUILDING OWNER: J + W. Wright
CONTRACTOR: W + W, Inc.
PERMIT APPLICANT: Joseph Wright
USE GROUP R1-A3 BOCA 1996 CONSTRUCTION TYPE 5B
EXISTING

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *6, *8, *10, *12, *17, *20, *24, *26, *27, *28, *29, *30, *31

- *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).
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. 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 34" 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".
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. (6' 8")
- *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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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

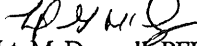
provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- 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. 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".
- 22. 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.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- * 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- * 26. 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).
- * 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- * 28. Please read and implement the attached Land Use-Zoning report requirements.
- (29) The fire system shall be installed in accordance w/ NFPA 96
- * 30. A two hour fire resistance rating is required for fire separation between the proposed restaurant and the B&B.
- * 31. All kitchen exhaust equipment must be installed in accordance with Chapter 5 (Kitchen exhaust equipment) of the City's mechanical code. (BOCA 93)
- 32. _____

P. Samuel Hoffses, Code Enforcement


cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 20 Island Ave, P.T DATE: 2/17/98

REASON FOR PERMIT: Change of use to Allow A restaurant to be an

BUILDING OWNER: Joseph & Nancy Wright C-B-L: 084-R-32
EXISTING 4 Bedroom B+B with interior renovations

PERMIT APPLICANT: Joseph Wright

APPROVED: with conditions DENIED: _____
#7 & #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 The Bed & Breakfast shall remain as

4 Bedrooms. Any increase would require a
separate permit

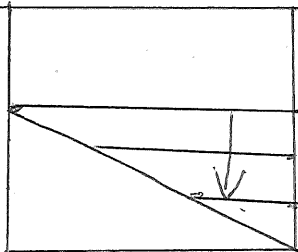
Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

40'

Deck

proposed structure

dining area



dining area 40

11 x 40 = 440

378 = 11'

Bath room

5

Bath room

1/2 wall 40" high

5

16ft
10 x 10
5 x 5

40" high 1/2 wall

counter

1

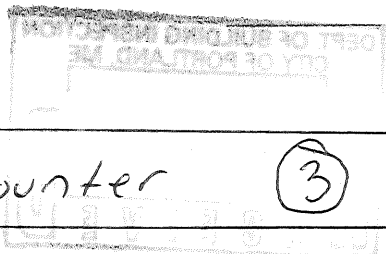
Kitchen area

7 feet = 4 feet

door

counter

3



Road Ave

door

2

door

door

ISLAND AVE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: 84-R-32 Island Ave., Peaks Island

Issued to: Arthur & Elizabeth Kelier

Date of Issue: August 25, 1989

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 85/985, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Change of Use from restaurant to lodging house with 4 rooms for guests with bed & breakfast.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8-25-89

(Date)

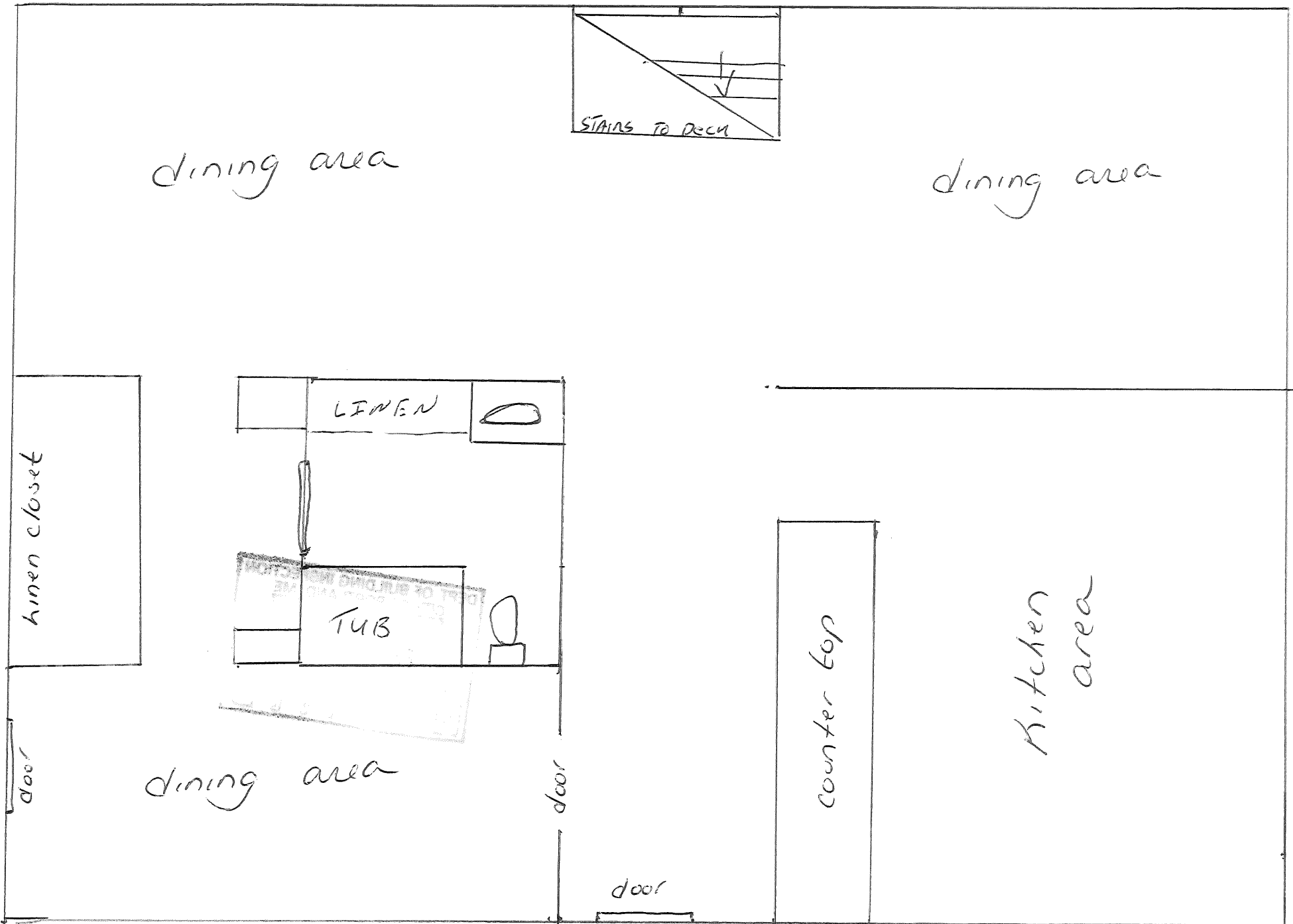
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee, for one dollar.

DECK

existing structure



City of Portland, Maine

389 Congress Street - City Hall, room 315
Portland, Maine 04101
(207) 874-8695
Fax: 874-8716

FAX TRANSMISSION COVER SHEET

Date: February 6, 1998
To: Nancy & Joseph Wright
Fax: ~~766-3519~~ Not in Service Any more
Re: Permit application at 20 Island Ave., P. I. - 84-R-32
Sender: Marge Schmuckal, Zoning Administrator

YOU SHOULD RECEIVE one PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (207) 874-8695.

I tried to call you, but there was no response, nor an answering machine. I am in the process of reviewing your permit application to change the use to add a restaurant to your B & B. This change of use kicks in requirements for parking at 25% that which is normally required elsewhere. I have figured that you need to show 1 extra off-street parking space. Therefore, I will need to see a site plan showing parking. You may fax that to me at 874-8716. I can not process your permit any further until I receive this information.

mailed 2/6/98

Applicant: Joseph Wright

Date: 2/6/98

Address: 20 Island Ave, P.I

C-B-L: 84-R-32

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1985 - 4 rms Bed & Breakfast (c/o 8/25/87)

Zone Location - TB on Public Water & Sewer

Interior or corner lot - All interior work

Proposed Use/Work - To turn existing kitchen/eating area into Restaurant

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

N/A

Projections -

Width of Lot -

Height -

Lot Area - restaurant req. 10,000 # 17,370 #

Lot Coverage/ Impervious Surface - on Public Water & Sewer

Area per Family -

Off-street Parking - req. At 25% of required number of parking spaces required

Loading Bays -

1/150 # not used for storage or food prep shows 2 spaces

Site Plan - N/A under 5,000 #

Shoreland Zoning/ Stream Protection - within, but no changes to structure

Flood Plains - 15 of 17 flood map Zone C

Needs to show parking - received my letter sent letter 2/6/98 one called me

W & W inc.

498 Island Avenue
Peaks Island, Maine 04108

Phone (207) 766-4400

Fax (207) 766-3519

Not in Service Any more

February 02, 1998

City of Portland
Department of Inspections

**PROPOSAL FOR PLANNED RENOVATIONS TO
THE BUSINESS LOCATED AT 20 ISLAND AVENUE
PEAKS ISLAND MAINE**

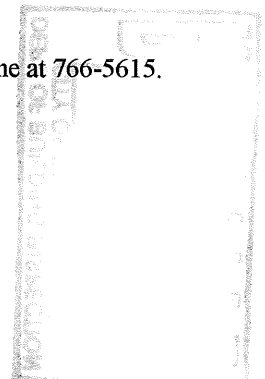
The following is a list of proposed renovations for which we the owners of the above mentioned property wish to complete in the coming weeks. Additional work permits for proposed plumbing and electrical work will be obtained by the appropriate licensed professionals.

1. Install a nonloadbearing wall with an included 36 inch doorway to enclose the area presently known as the kitchen. This wall will be approximately 18 feet in length and run east to west in the building. ✓
- ② Install a 4 foot by 5 foot nonloadbearing structure to enclose the front entryway. ✓
3. Install a 16 foot long counter type structure to a height of 40 inches and a depth of 24 inches. This structure will run north to south beginning at the southeast side of the building. ✓
4. Install framing and doorways to enclose to proposed bathroom areas on the south side of the building. The dimensions to be approximately 4 feet by 5 feet.
5. Install 2 40 inch high 8 feet long nonloadbearing partitions in the approximate location of the previously existing bathroom.

Please see enclosed drawing which illustrates all proposed building activities as well as a drawing of the structure as it was prior to any intervention.

If you have any additional questions please do not hesitate to call me at work at 642-4434 or home at 766-5615.
thank you

Nancy L. Wright



W & W inc.

498 Island Avenue
Peaks Island, Maine 04108

Phone (207) 766-4400

Fax (207) 766-3519

February 02, 1998

City of Portland
Department of Inspections

PROPOSAL FOR PLANNED RENOVATIONS TO THE BUSINESS LOCATED AT 20 ISLAND AVENUE PEAKS ISLAND MAINE

RENOVATIONS/UPGRADES COMPLETED AT THIS TIME

1. Remove existing cellulose insulation and replace with fiberglass insulation in the ceiling compartment. ✓
2. Remove existing ceiling board or fiberboard and replace with 1/2 inch sheetrock. ?
3. Remove existing wall paneling on the east and north side of the building and replace with 1/2 inch sheetrock. ?
4. Remove existing carpeting and tile flooring.
5. Remove existing bathroom including all fixtures and all nonloadbearing walls. This was done by the previous owner.
6. Remove existing shelving systems between the kitchen area on the wall which runs north to south in the midsection of the building.
7. Remove existing nonloadbearing partition which runs east to west from the south side of the building and extending to the bathroom. This partition included an open doorway.

RENOVATIONS/UPGRADES PROPOSED FOR FUTURE

1. Install two new bathrooms including appropriate fixtures to comply with code for Americans with disabilities act and city of Portland requirements for a food service establishment on the south facing wall of the building.
2. Install a nonloadbearing wall with an included doorway to enclose the present kitchen area.
3. Install a sixteen foot long countertop structure to a height of 40 inches and a depth of 24 inches which may be used as a food presentation area. This countertop will run south to north at the east end of the building and will include a two bay sink.
4. Install a four foot wide by five feet long nonloadbearing enclosure with an included doorway at the sight of the street side door.
5. Install venting fire protection and containment system in addition to the existing fire system in the kitchen area. ?
6. Remove existing sheetrock which obstructs the door located on the south side of the building.
7. Install fire exit signs above both exit doors.
8. Install new carpeting and flooring treatments in the building.

Nancy L. Wright

