

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

Location of Construction: 47 Oak Ave. Peaks Island, ME 04108		Owner: Lois Gay		Phone: 772-3252		Permit No: <b>991280</b>	
Owner Address: 44 Longwood Drive		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Walter Crandall		Address: 14 Luther St. Peaks Island, ME 04108		Phone: 766-2273		Permit Issued: NOV 18 1999	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 2,300		PERMIT FEE: \$ 42.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type 5B BOCAGL		Zone: CBL: 084-S-009	
Proposed Project Description: Replacement of Rotted Porch Roof		Signature:		Signature: <i>[Signature]</i>		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: GD/UB		Date Applied For: 11-17-99		Signature:		Date:	

- 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..

Please Send To: Walter Crandall  
14 Luther Street  
Peaks Island, ME 04108

**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

11-17-99

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	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

PERMIT ISSUED WITH REQUIREMENTS  
CEO DISTRICT

3

## BUILDING PERMIT REPORT

DATE: 18 Nov. 99 ADDRESS: 47 OAK AVE. Peaks Is. CBL: 084-S-009

REASON FOR PERMIT: Replacement of roof.

BUILDING OWNER: Lois Gay

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Walter Grandall

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 2,300.00 PERMIT FEES: \$ 42.00

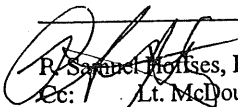
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

### CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*27, \*29, \*32, \*33,  
\*34, \*36, \*37.

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 damp proofing 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 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". (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 1/2" 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 1010.4)
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
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.
- X 32. 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.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. 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 36. MATERIAL and Installation requirements for roof coverings shall comply with section 1807.0 of The building Code
- X 37. All construction and demo. debris shall be removed from the island as per The City ordinance.

  
 R. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougal, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

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

TAKES  
C.M.  
M.C.D.

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

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 477 OAK AVE PEAKS IS ME 04108

Tax Assessor's Chart, Block & Lot Number Chart# <u>84</u> Block# <u>S</u> Lot# <u>9</u>	Owner: <u>LOIS LAY</u>	Telephone#: <u>772-3252</u>
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Owner's Address: <u>44 LONGWOOD DRIVE</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 2300</u>	Fee <u>\$ 35</u>
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Proposed Project Description:(Please be as specific as possible)  
REPLACEMENT OF ROTTED PORCH ROOF

Contractor's Name, Address & Telephone <u>WALTER COONALL 04108</u> <u>14 LUTHER ST PEAKS IS ME 766-2273</u>	Rec'd By: <u>GAD/lwb</u>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

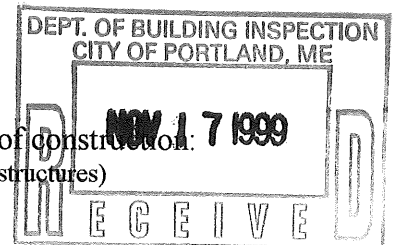
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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.

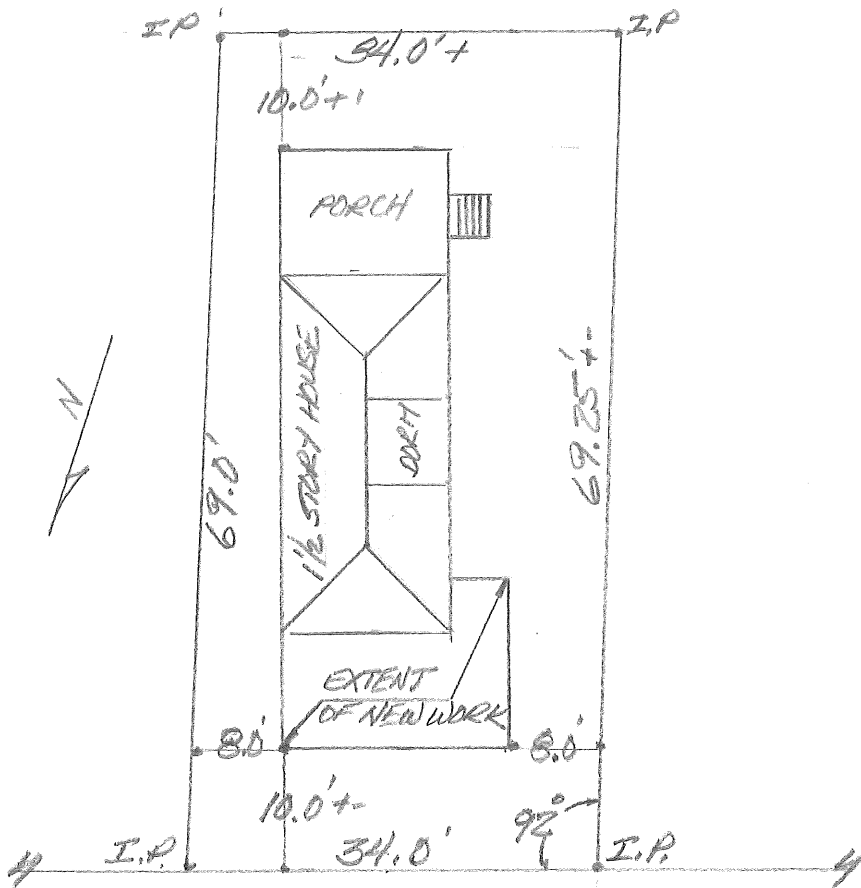
Signature of applicant: <u>Walter Coonall</u>	Date: <u>11/14/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



42

SHT #1 OF 2

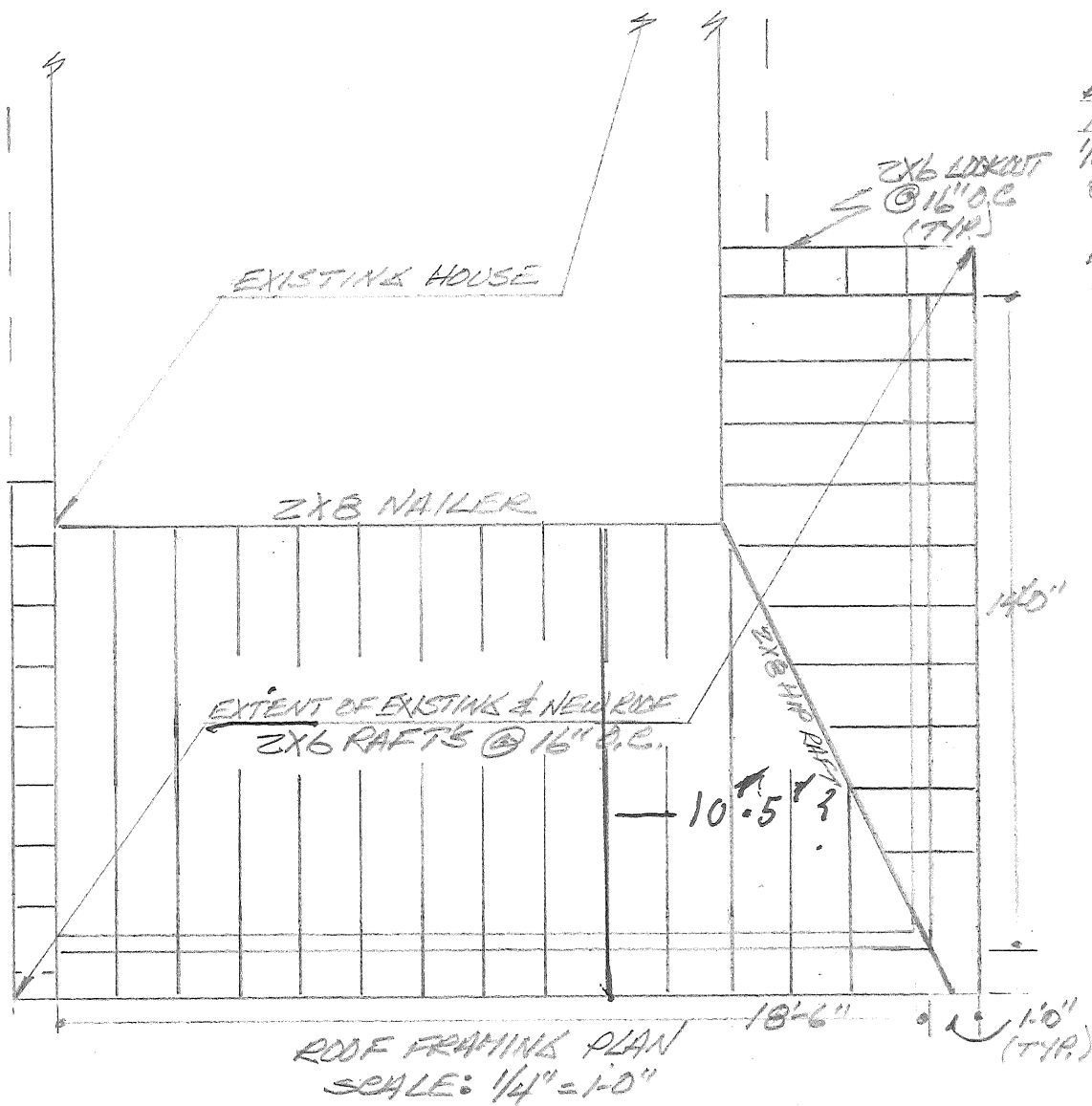


OAK AVENUE

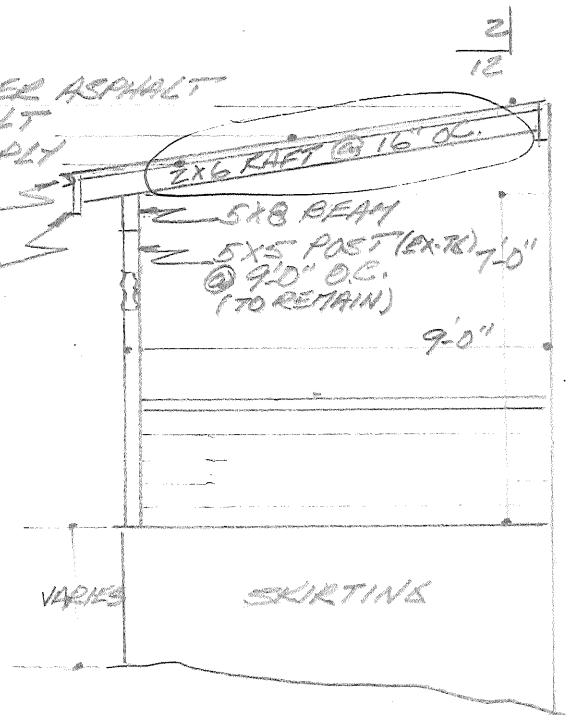
LOIS DAY  
OAK AVENUE  
PEAKS IS. ME  
LOT # B4-5-9



PLOT PLAN  
SCALE: 1" = 16'



DBL COVER ASPHALT  
15# FELT  
1/2" CDX PLY  
8" ALUM. DRIP  
1x8 PINE FASCIA



TYP. SECTION  
SCALE: 1/4" = 1'-0"

PROPOSED REPLACEMENT  
OF ROTTED PORCH ROOF  
LOIS DAY  
OAK AVENUE  
PEAKS IS. ME C4108  
LOT # 84-5-9

*Good to Lois M. Gay 31  
4 1/2th M. 10/11/62*

# Warranty Deed

*Phyllis L. Barton*

PHYLLIS L. BARTON ET AL

TO

LOIS M. GAY

Dated September 25 1962

State of Maine

.....ss. Registry of Deeds.

Received **SEP 27 1962** 19.....,

at.....H.,.....M.,.....M., and

recorded in Book.....Page.....

Attest:

\_\_\_\_\_

Register.

Walter F. Murrell, Esq.,  
85 Exchange Street,  
Portland, Maine.

*315*

# Know all Men by these Presents

That We, Phyllis L. Barton, formerly known and called Phyllis L. Buck, of Portland, in the County of Cumberland and State of Maine, and Richard T. Buck, of Windham, in the County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration (But less than one hundred dollars)

paid by Lois M. Gay, formerly known as and called Lois M. Buck, of Portland, in said County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Lois M. Gay,

right, title and interest in and to *heirs and assigns forever*, all of our *a certain lot or parcel of land* with the buildings thereon situated on Peaks Island, at Torrington Point, so-called, within the limits of the City of Portland, in the County of Cumberland, and State of Maine, and being a portion of lot numbered twenty-three (23) on a "Plan of the Henry M. Brackett Estate" made by J.B. Jones, Surveyor, October 1900 and recorded in Cumberland County Registry of Deeds, Plan Book 9, Page 57; said land being the easterly half of lot numbered twenty-three (23) is bounded as follows:

On the north by a road fifty (50) feet wide thirty-four (34) feet to lot numbered twenty-five (25); on the east by lot numbered twenty-five (25) about sixty-nine (69) feet; on the south by lot numbered twenty-four (24) there measuring thirty-four (34) feet; on the west by land of Bacon about sixty-nine (69) feet; and containing about twenty-four hundred forty (2440) square feet, be the same more or less.

Being the same premises described in the deed from Murray McKown et al to the grantors and grantee herein, said deed being dated September 6, 1943 and recorded in said Registry of Deeds in Book 1724, Page 404.

The furnishings in the above described building are included in this conveyance.



To Have and to Hold the aforegranted and bargained premises with  
all the privileges and appurtenances thereof to the said Lois M. Gay, her

heirs and assigns, to her and their use and behoof forever.  
And <sup>We do</sup> ~~do~~ COVENANT with the said Grantee, her heirs  
and assigns, that we are lawfully seized in fee of the premises that they  
are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to  
hold as aforesaid; and that we and our heirs shall and will WARRANT  
and DEFEND the same to the said Grantee, her heirs and assigns forever,  
against the lawful claims and demands of all persons.

In Witness Whereof, We the said Phyllis L. Barton, and  
Gene N. Barton, being husband and wife, and Richard T. Buck and  
Patricia L. Buck, being ~~xxx~~ husband and wife,

~~wife~~ ~~of the said~~

joining in this deed as Grantors, and relinquishing and conveying our right  
by descent and all other rights in the above described premises, have hereunto set  
our hands and seals this Twenty-Fifth  
day of September in the year of our Lord one thousand nine  
hundred and sixty-two.

Signed, Sealed and Delivered

in presence of  
Walter D. Merrill  
Madge A. Buck  
Madge A. Buck  
Madge A. Buck

Phyllis L. Barton  
Gene N. Barton  
Richard T. Buck  
Patricia L. Buck

State of Maine,  
Cumberland

} ss.

September 25,

19 62

Personally appeared the above named

Phyllis L. Barton

and acknowledged the above