

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

Location of Construction: 258 Seashore Ave Peaks Island ME 04108		Owner: Mike and Mariyla Murray		Phone: 846-1300		Permit No: 991185	
Owner Address: 16 Pleasant St Yarmouth ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Scottsdale Construction		Address: 10 Allen Ave Ext Falmouth me 04105		Phone: **878-3696 Dale***		Permit Issued: OCT 28 1999	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 60,000		PERMIT FEE: \$ 384.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Demo of existing cottage and rebuild cottage in existing spot				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: IR 1 085-B-B-001-2	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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: K		Date Applied For: Sept. 23 1999 K				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	

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: 10/7/99

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

COMMENTS

10-28-99 Pre construction done at counter with date (Builder)

11-16-99 all Tubes are in place Pinned to ledge Date couldn't get to

Rear line water is to high we will check next week. (IR)

12-17-99 Septic is Flagged in front, Building is framed

1-11-00 House all Framed No one at Site still needs to have Post fasten
to cement ~~Piers~~ Piers, and I have not Received copy of HFE 200 yet. (IR)

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

BUILDING PERMIT REPORT

DATE: 7/OCT/99 ADDRESS: 258 Seashore Ave. P.I. CBL 085-B-B-001
 REASON FOR PERMIT: Demo Cottage rebuild same Foot print as original
 BUILDING OWNER: Mike & Marilyn Murray
 PERMIT APPLICANT: _____ Contractor Scottsdale Const.
 USE GROUP R-3 CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) \$ 60,000
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) \$ 384.00 Fees.

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: 51*2, *6*7*9*11,*10*13
*14*15, *19, *27*28,*29 *32*33, *35*36,*37*38*39
 Approved with the following conditions: _____ #3/

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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.e. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- X 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- X 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)
- X 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.
- X 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 36" 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 1/2" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 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)
- X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X 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 1018.0)

- 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-closers. (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).
- *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.
- *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. *see attached*
- 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.
- *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)
- *35. The proposed 10' Sora Tube Foundation shall have fasteners between tube and columns and columns and floor framing.
- *36. If this building is not on public water & sewer, proof shall be submitted to this office to show the private subsurface disposal can service the new dwelling unit - this permit is void if this requirement is not met.
- *37. The proposed 4x4" PT. Columns (see attached) shall meet the requirements of Section 2311.5 of the bldg code - Bracing of columns may be required.

[Signature]
 Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckel, Zoning Administrator

PSM 7/24/99

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

*38- All Demolition debris shall be removed From The Island as per City's rules.

*39. Truss roof design shall be submitted for approval

Applicant: Mike & Mandyn Murray

Date: 10/27/99

Address: 250 Seashore Ave, P.I.

C-B-L: 85-BB-1-2-11-12

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - rebratj

Zone Location - IR 1

Interior or corner lot -

Proposed Use/Work - rebuild, & reposition existing 1 family

32' x 36' =

1152 sq ft

Sevage Disposal -

Lot Street Frontage - 100' req - 100' + shown

Front Yard - 30' req - 30' shown

Rear Yard - 30' req - 109' shown

Side Yard - 20' req - 31' & 25' shown

Projections -

Width of Lot -

Height - 1 story

Lot Area - ~~already developed lot~~ 14,910 sq ft existing

Lot Coverage/ Impervious Surface - 20% of 2982 sq ft max

Area per Family -

Off-street Parking - 2 req

Loading Bays -

Site Plan - Existing

Shoreland Zoning/ Stream Protection - within Shoreland but over 75' from H.W.M.

Flood Plains - ~~Zone C~~ Zone C

LAND USE - ZONING REPORT

ADDRESS: 258 Seashore Ave P.I. DATE: 10/27/99

REASON FOR PERMIT: ^{Demolish} Rebuild & reposition structure

BUILDING OWNER: Mark & Marilyn Murray C.B.L.: 05-BB-1-2-11-12

PERMIT APPLICANT: _____

APPROVED: with conditions DENIED: _____

#1, #6, #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition If this ^{proposed} structure is ~~not~~ rebuilt within one year of demolition, it will be necessary to reapply for a permit and be reviewed under a minor/minor site plan review. Any non conforming (a grandfathered) rights will have lapsed at that time
Marge Schmuckal, Zoning Administrator
Marge Schmuckal
and will need to meet the current zoning requirements

Must Have Photo!

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 258 Seashore Ave Pales Is Owner: Marilyn Murray
Structure Type: 1 Story Rainbow (wood) Contractor: Scottsdale Construction

UTILITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Dig Safe will notify</u>
NYNEX / Bell Atlantic	878-7000	<u>" " "</u>
Northern Utilities	797-8002 X6241	<u>" " "</u>
Portland Water District	761-8310	<u>" " "</u>
Public Cable Co.	775-3431 X257	<u>" " "</u>
Dig Safe***	1-888-344-7233	<u>mark 9/30# 19994007302</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin) Oct 5th

CITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division (J. D. Smith)	874-8300 X8467	<u>Toda 10/4</u>
DPW/Traffic Division (K. Doughty)	874-8300 X8467	<u>Lamy Ash 10/4</u>
DPW/Forestry Division (J. Tarling)	874-8300 X8389	<u>Steve 10/5</u>
DPW/Sealed Drain Permit (C. Merritt)	874-8300 X8822	<u>Eric / no permit needed 10/5</u>
Building Inspections (insp required)	874-8300 X8703	<u>Tom Besrough</u>
Historic Preservation	874-8300 X8726	<u>Deb Andrews 10/4</u>
Fire Dispatcher	874-8300 X8576 -8400	<u>All set 10/4</u>

Written Notice to Adjoining Owners

ASBESTOS na

DEP - Environmental (Augusta) 287-2651 (Ed Antz)

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: E Spandenberg (Scottsdale Const) DATE: 10/4/1999

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: 258 Seashore Ave Peaks Island

Tax Assessor's Chart, Block & Lot Number Chart <u>085</u> Block <u>B-B</u> Lot <u>1001</u>	Owner: <u>Mike & Lynne Murray</u>	Telephone: <u>846-1300</u>
Owner's Address: <u>76 Pleasant St, Yarmouth ME</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee <u>\$ 60,000.00 \$ 384.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Demo of existing structure</u> <u>Rebuild cottage in same spot -</u>		
Contractor's Name, Address & Telephone: <u>Scott's date Construction 10 Allan Avenue Est Yarmouth 878-3696</u>		Rec'd By: <u>[Signature]</u> <u>(P)</u>

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 labels.
- 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:

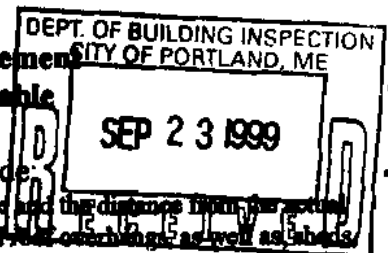
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature] Date: 9-23-99

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.



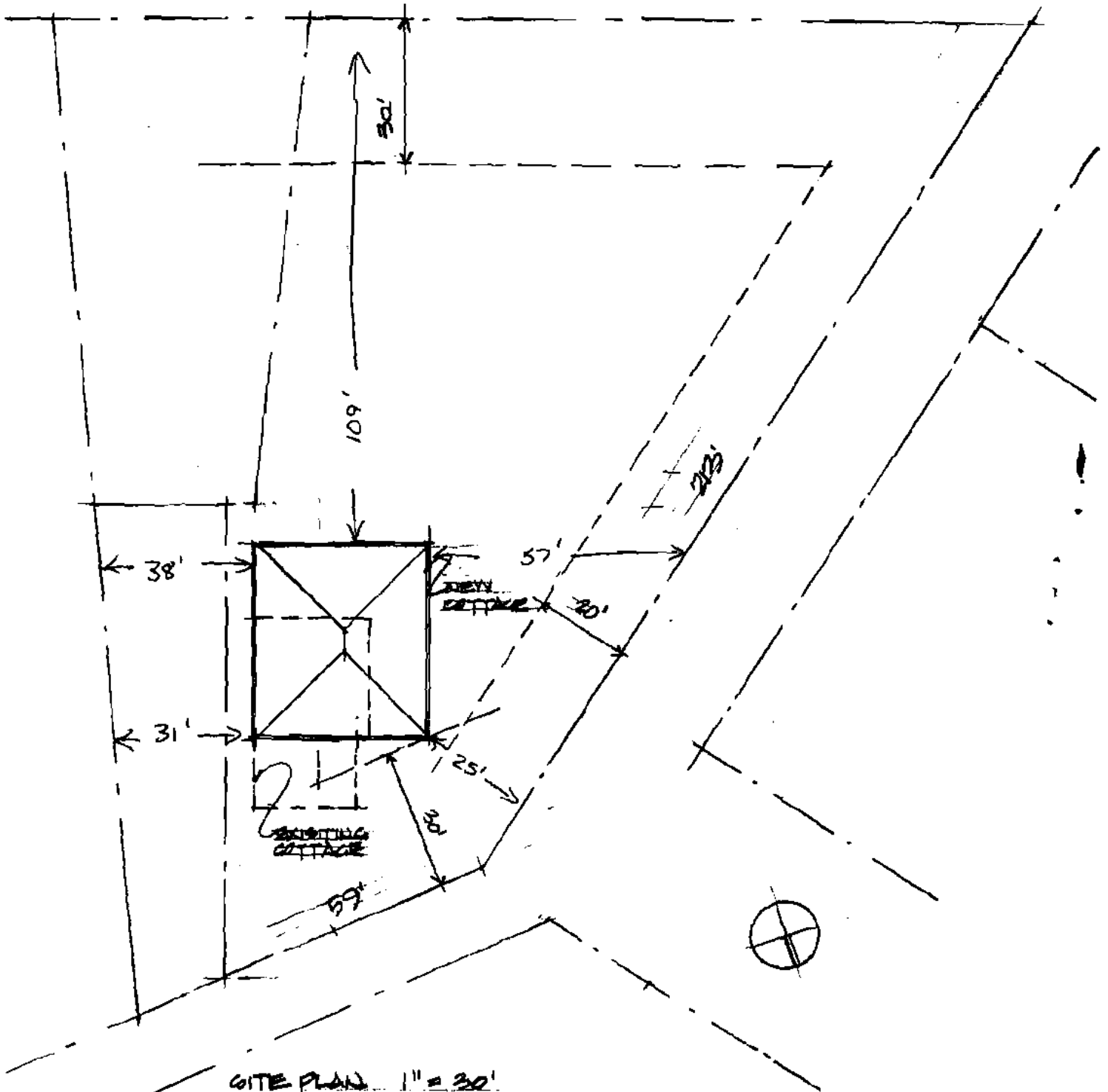






Shoe Print

HEADSHOLE AVENUE



SITE PLAN 1" = 30'

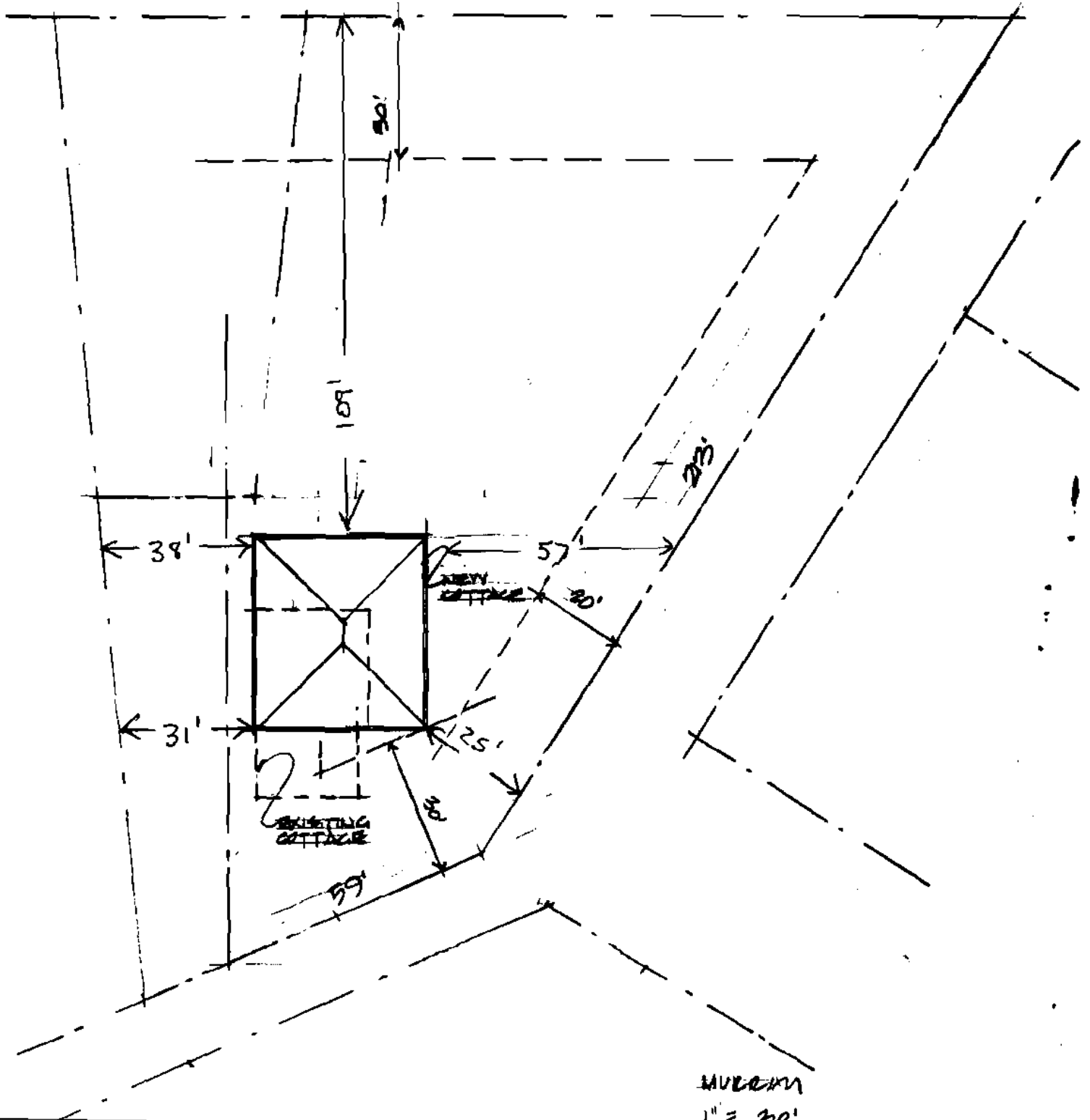
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PLAN NO 85 DATED F.B. 67

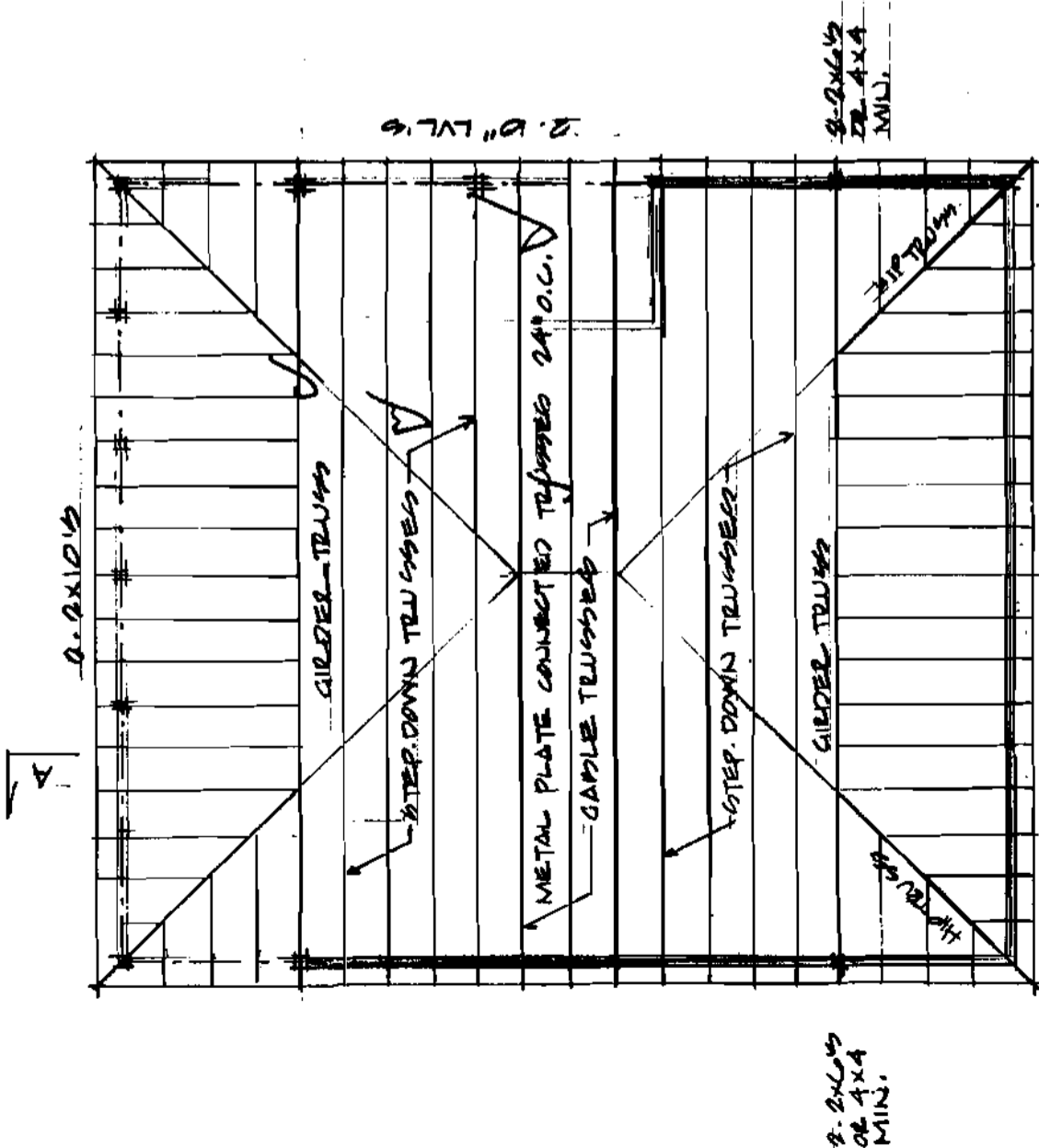
MURRAY COTTAGE · PEAKS ISLAND · ME

D. ATWOOD · ARCHITECT

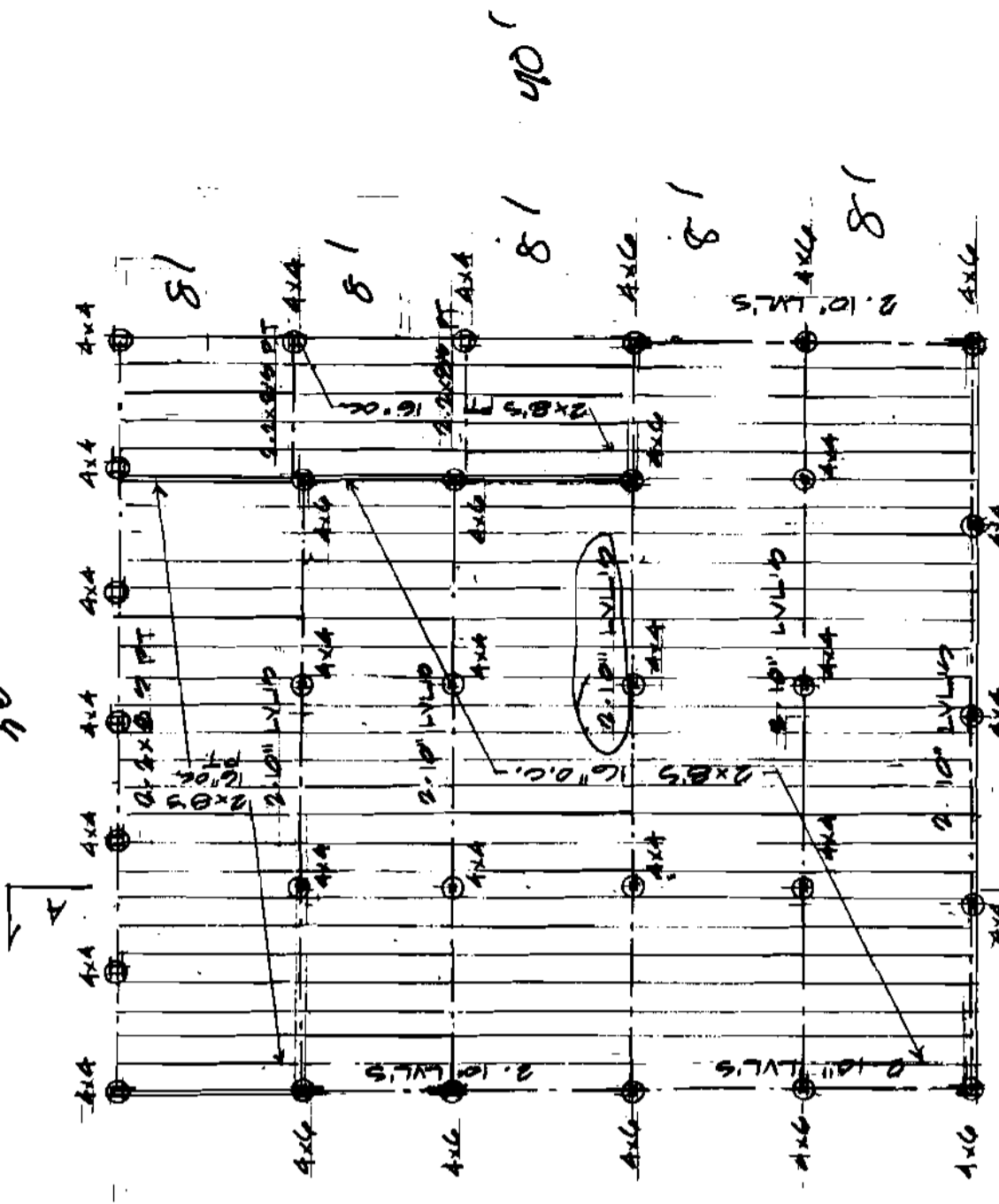
SEPTEMBER 7, 1939

GRASSHOLE AVENUE





ROOF FRAMING DIAGRAM
110" x 120"



FLOOR FRAMING DIAGRAM

