

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

|  |  |   |  |   |  |   |  |
|--|--|---|--|---|--|---|--|
| Location of Construction:<br>78 Seashore Ave, Peaks Isl                |  | Owner:<br>Sandra & Howard               |  | Phone:<br>766-5022  |  | Permit No:<br><b>951343</b>   |  |
| Owner Address:   |  | Leasee/Buyer's Name:                    |  | Phone:  |  | Business Name:  |  |
| Contractor Name:<br>Bricks'n Sticks                                    |  | Address:<br>19 Woods Rd Peaks Isl 04108 |  | Phone:<br>766-5969 Steve  |  | Permit Issued:<br><b>PERMIT ISSUED</b><br>JAN - 3 1996<br>CITY OF PORTLAND<br>Zone: CBL: 085-F-017  |  |
| Past Use:<br>1-1am   |  | Proposed Use:<br>Same                   |  | COST OF WORK:<br>\$ 30,900.   |  | PERMIT FEE:<br>\$ 170.00  |  |
|  |  |   |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied   |  | INSPECTION:<br>Use Group: A Type 5B<br>DOCA 93<br>Signature: [Signature]  |  |
| Proposed Project Description:<br>Construct Addition - 150 sq ft approx |  |   |  | PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)<br>Action: Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied <input type="checkbox"/> |  | Zoning Approval:<br>Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |
| Permit Taken By:<br>Mary Gresik  |  | Date Applied For:<br>11 December 1995   |  |   |  |   |  |

- This permit application doesn't 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..

*Steve Nissen*

**PERMIT ISSUED WITH LETTER**

**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 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<br><i>Steve Nissen</i> | ADDRESS: | DATE:<br>11 December 1995 | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE   |          |                           | PHONE: |

Action:

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT  
*[Signature]*

COMMENTS

6/19/96 Started, OK. Above.  
9-19-96 Work has stopped  
3-1-97 Work has started again main casing has  
support in fireplace mantle. Framing is almost completed

Inspection Record

| Type              | Date  |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____    | _____ |
| Plumbing: _____   | _____ |
| Final: _____      | _____ |
| Other: _____      | _____ |

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

May 2, 1997

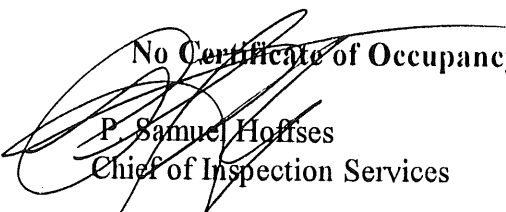
Brick'n Sticks  
19 Woods Rd.  
Peaks Island, ME. 04108

Re. : 78 Seashore Ave.

During an inspection on 1 May at the above address it was noted that a bearing wall had been removed in the living room , and now there has been a beam placed that the inspector has some concern about. Your original plan did not show the removal of this beam. Therefore an amendment must be applied for showing this change, with and structural analysis of the proposed beam.

If you should have any question on this please call me.

**No Certificate of Occupancy will be issued until all requirements of this letter are met.**

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: M. Schmuckal Asst. Ch. C.E.O. CEO Leary

271 Townline Road  
West Nyack, N.Y 10994  
May 1, 1997

Merle Leary  
Building Inspections  
Room 315  
389 Congress Street  
Portland, ME 04101

Dear Mr. Leary:

You will be making an inspection on the renovations at 78 Seashore Avenue, Peaks Island. I would like to bring to your attention 3 areas of the construction that are at present not meeting building codes which the contractor Steve Nelson has assured me would be fixed before inspection.

1. The turret - the support is inadequate.
2. Support Beam in the living room is too close to the fireplace.
3. Ceiling in sunroom - inadequate support beams, and spacing to hold ceiling without "nails popping"

After your inspection, I would like a confirmation that all areas meet your approval.

Thank you for time.

Sincerely,  
Sandra Kassel

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

January 3, 1996

Bricks 'n Sticks  
19 Woods Road  
Peaks Island, Maine 04018

RE: 78 Seashore Avenue  
Peaks Island

Dear Sir,

Your application to construct a 150 square foot addition has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

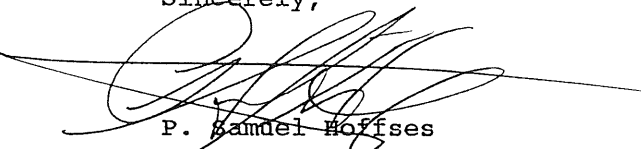
No Certificate of Occupancy will be issued until all requirements of this letter are met.

### Building Code Requirements

Please read and implement items 1, 2, 11, 13 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief, Code Enforcement Division

**BUILDING PERMIT REPORT**

**DATE:** January 3, 1996                      **ADDRESS:** 78 Seashore Avenue, Peaks Island

**REASON FOR PERMIT:** to construct a 150 square foot deck

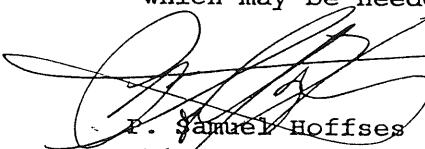
**BUILDING OWNER:** Sandra and Howard Kosel

**CONTRACTOR:** Bricks 'n Sticks                      **APPROVED:** Items 1, 2, 11, 13, 16

**CONDITIONS OF APPROVAL**

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn 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.

10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffses  
Chief, Inspection Services

Applicant: Steve Nilsson  
Address: 78 Seashore Ave, P.I  
Assessors No.: 095-F-17

Date: 12/10/95

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-2

Interior or corner lot -

Use - construct addition to single family (~150#)

Sewage Disposal -

Rear Yards - 25' req

Side Yards - 20' req

Front Yards - 25' req

→ New deck to 18' setback OK per 14-4-36  
NOTE: NEW Stairway is closer than 18' → left message  
for contractor - 12/95 - contractor  
came in → stairs changed  
sidewalks along bldg, maintain  
The existing line

see change

Projections -

Height -

Lot Area -

5,225#

Building Area - 20% lot cov.

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -