

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

Permit No: **960056**

Location of Construction: 167 New Island Ave (Peaks)		Owner: John Feeney		Phone:	
Owner Address: 113 Hussey Rd Peaks Island, ME 04108		Leasee/Buyer's Name:		Phone: 766-2488	
Contractor Name: Phil Cincotta		Address:		Phone:	
Past Use: Cottage - 1-ism Summer Home Only		Proposed Use: Same		COST OF WORK: \$ 32,500.00 PERMIT FEE: \$ 185.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: Signature:	
Proposed Project Description: Rebuilt Single Family → fire fell on hill at end of Sept 1975 Not to exceed existing footprint using the previous single family plan		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 26 January 1996			

PERMIT ISSUED
 Permit Issued:
FEB - 2 1996
CITY OF PORTLAND

Zone: **IR-2** CBL: 085-G-013

Zoning Approval: *OK 1/31/96*

Special Zone or Reviews:

- Shoreland → *Not in Shoreland*
- Wetland
- Flood Zone
- Subdivision
- Site Plan major minor mm

1. This permit application doesn't 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..

No dumpster necessary - debris removed prior to permit application

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

26 January 1996

SIGNATURE OF APPLICANT *John Feeney* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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: *1/27/96*

CEO DISTRICT 6

A. Rowe

COMMENTS

10-16-96 Checked out framing. Framing complete.
5-12-97 Job has started.
3-21-98 Job is all completed OK for E of ①

Inspection Record

Type	Date
Foundation: _____	_____
Framing: <u>10-16-96</u> OK MM ✓	<u>10-16-96</u>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 167 New Island Ave, Peaks Island 085-G-013
Date of Issue 02 June 1998

Issued to John Feeney

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. 960056, 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

Cottage

Limiting Conditions:

Summer Home Only

This certificate supersedes
certificate issued

Approved:

1/13/98
(Date)

Mark Seay
Inspector

R. Samuel
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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: June 1, 1998

SUBJECT: Request for Certificate of Occupancy
167 New Island Road, Peaks Island (85-G-013)

On June 1, 1998 a site visit was made to review the completion of the requirements of the site plan approval.

It is my opinion that all the conditions of site plan approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

BUILDING PERMIT REPORT

DATE: 2/2/96 ADDRESS: 167 New Island Ave, P.I.
REASON FOR PERMIT: Rebuild existing single family home on existing footprint ^{85-G-13}
BUILDING OWNER: John Feeney
CONTRACTOR: Phil Cincotta APPROVED: with conditions
PERMIT APPLICANT: owner DENIED: _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution 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 sq. 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 (508 mm), and a minimum net clear opening of 5.7 sq. 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 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

9a. Separate permits for plumbing and electrical permits shall be required (over)

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

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 & 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 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 or 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
P. Samuel Hoffses, Chief of Inspection Services

MAP 85

61	6375	5625	5450	5250	5160	5250	6260	5290	5290	5250	5250
1	2	3	4	5	6	7	8	9	10	11	12

WELCH STREET

1	2	3	4	5
10	9	8	7	6

STREET

1	2	3	4	5	6	7
14	13	12	11	10	9	8

MERIDIAN STREET

1	2	3	4	5
10	9	8	7	6

STREET

1	2	3	4	5	6	7
14	13	12	11	10	9	8

ISLAND AVENUE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
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SPRUCE AVENUE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
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SPRUCE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
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SEASHORE AVENUE

1	2	3	4	5	6	7	8	9	10	11	12	13	14
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MAPLE STREET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
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PROPOSED STREET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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RYEFIELD

1	2	3	4	5	6	7	8	9	10	11	12	13	14
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WINDING STREET

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PROPOSED STREET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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EE
887,684

SHEET 84 - A

730.5
41.12.35.2

41.12.35.2

RPPL517 CANA Real Property System - Residential Display 1/29/96
 RPP095 Parcel Id: 085- - 6-013-001 01/01 Acct: F0475077 11:29

Property Address 167 NEW ISLAND AVE
 Owner Name1 FEENEY JOHN E & (J. F. I)
 Name2 LORRAINE L FEENEY
 Address 118 HUSSEY RD
 City/State/Zip PEAKS ISLAND ME 04108

Entrance Code Land Use 18 # of Units 1

Route 41 Zone IRZ Mbhd 100 District 17 Traffic 1
 Total Sq Ft
 Utilities 2 6 Desc 85-6-13 Living Area 367
 R ISLAND AVE
 PEAKS ISLAND
 2420 SF

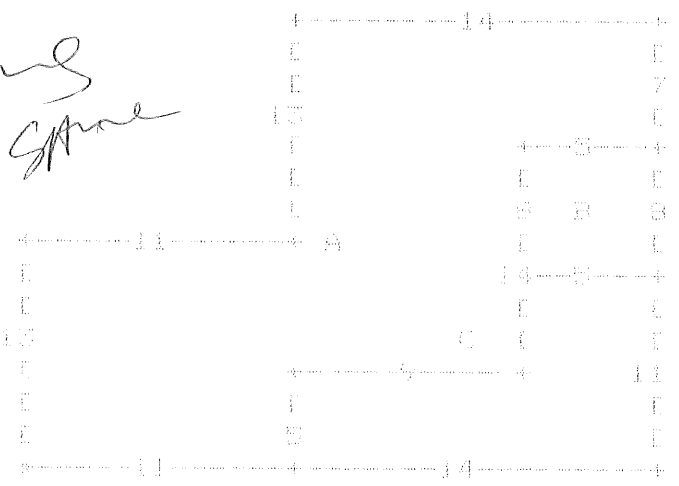
House Style 10 Year Built 1900 Total Rms 03 Total Bedrooms 01
 Baths Full 1 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 1
 Attic 1 Phy Cond 5 CDU VP Heating Type J J 1 Wood/Coal Burn 0
 Next Screen L

RPPL517 CANA Real Property System - Residential Display 1/29/96
 RPP095 Parcel Id: 085- - 6-013-001 01/01 Acct: F0475077 11:30

LWR	1ST	2ND	3RD	AREA
A	MAIN	BTR		0367
B		12		0040
C		11		0100

*New plans
 show same
 size*

TOTAL AREA: 367



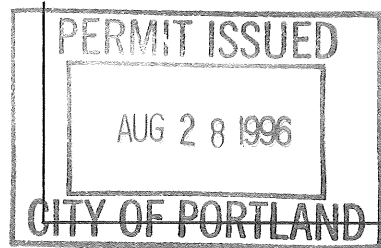
*last of Sept. A
 tree blew down on Bldg*

Return E



960857

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, August 21, 1996

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960056 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 167 New Island Ave Within Fire Limits? Dist. No. 6
Owner's name and address John Feeney, 118 Hussey Rd. P.I. 04108 Telephone 766-2488
Lessee's name and address Telephone
Contractor's name and address Phil Cincatta Telephone
Architect Plans filed No. of sheets
Proposed use of building No. families
Last use No. families
Increased cost of work \$600.00 Additional fee \$25.00

Description of Proposed Work

Enclose deck as per plans

Handwritten notes: 9/21/96

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber - Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: [Signature] Signature of Owner

INSPECTION COPY - WHITE FILE COPY - PINK Inspector of Buildings
APPLICANT'S COPY - YELLOW ASSESSOR'S COPY - GOLDEN

Handwritten: 6, A.P.

LAND USE - ZONING REPORT

ADDRESS: 167 New Island Ave DATE: 8/28/96

REASON FOR PERMIT: Amendment to permit 96-0056 issued 2/2/96

BUILDING OWNER: John Feeney C-B-L: 85-C-13

PERMIT APPLICANT: John Feeney

APPROVED: with conditions DENIED: _____

#2, #3

CONDITION(S) OF APPROVAL

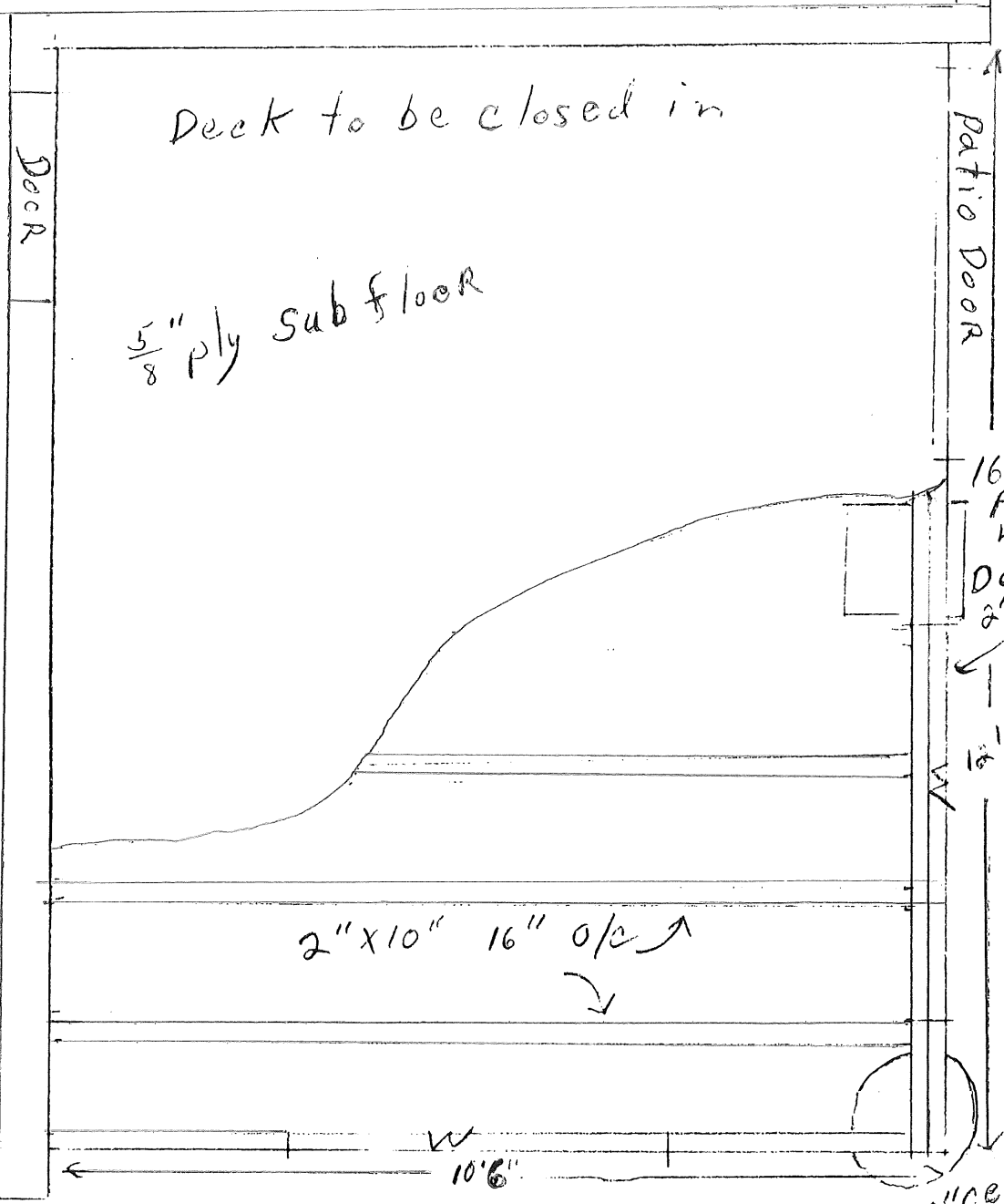
1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing Summer cottage shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on 2/2/96 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 _____

Marge Schmuckal

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

construction

House under Deck



- Wall Constr. 2" x 4" 16" o/c
- sheathing 1" x 6"
- ceiling string 2" x 6" 16" o/c
- Rafers 2" x 8" 16" o/c
- ply sheathing
- water shield + shingles (asphalt)

10" cement Post down to ledge