

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

Location of Construction: 50 Spruce Ave, Peaks Island		Owner: Feeney, John & Lorraine		Phone:	
Owner Address: 118 Hussey Rd Peaks Isl, ME 04108		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 2,400.00	
				PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group <i>A3</i> Type: <i>5B</i>	
				Signature: <i>[Signature]</i>	
Proposed Project Description: Rebuild porch - Not to exceed existing footprint		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 27 August 1997			

Permit No: **970973**

PERMIT ISSUED
SEP 12 1997
CITY OF PORTLAND

Zone: *IR-2* CBL: 085-G-015-017
 Zoning Approval: *OK with conditions*
 Special Zone or Reviews:
 Shoreland *N/A*
 Wetland
 Flood Zone *N/A 9/9/97*
 Subdivision
 Site Plan maj minor mm

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: *9/23/97*

PERMIT ISSUED WITH REQUIREMENT

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: *John Feeney* ADDRESS: DATE: 27 August 1997 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

CEO DISTRICT **6**
McCarthy

COMMENTS

11-4-97 Drunk call furnished

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

7 8

LAND USE - ZONING REPORT

ADDRESS: 50 Spruce Ave DATE: 9/9/97

REASON FOR PERMIT: rebuild existing porch

BUILDING OWNER: John & Lorraine Feeney C#BL: 05-G-15-17

PERMIT APPLICANT: John Feeney

APPROVED: with conditions DENIED: _____
#2, #4

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 porch 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~~^{porch} 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

BUILDING PERMIT REPORT

DATE: 10 Sept 97 ADDRESS: 50 Spruce Ave. P.T.

REASON FOR PERMIT: rebuild porch

BUILDING OWNER: Feeney, John & Dorraine

CONTRACTOR: owner

PERMIT APPLICANT: _____ APPROVAL: *1, *2, *8, *10, *21, *28 _____

CONDITION(S) OF APPROVAL

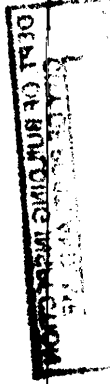
- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 - X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 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) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 - X 8. 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.
 9. Headroom in habitable space is a minimum of 7'6".
 - X 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.
 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.
 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

Main House

D

New Porch

7'4"



23'

Replacement of demolished porch on same footprint.

cement posts to grade

4"x6" posts on cement posts 4-10" sawtubes

2"x8" Joists PT

5/4"x6" Decking PT

2"x4" Rails PT w/4"x4" posts

Balusters 4" apart PT

2"x6" Rafters KD

1"x8" T+G Rafters

asphalt shingles

085-6-15-17

Mail Address:
John Feeny
118 Hussey Rd.
Peaks I., ME
04108

John Feeny
50 Spruce Ave
Peaks I., ME
04108

Tel. 766-2488