

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

Location of Construction: 17 Sandpaper Rd Peaks Island		Owner: Donald & Gretchen Steers		Phone: 708-0111 ext-4483		Permit No: 990250			
Owner Address: 97 New Island Ave Peaks Island		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: TBD		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAR 24 1999</b>  <b>CITY OF PORTLAND</b> </div>			
Past Use: 1-fam dwelling		Proposed Use: Same		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 170.00				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: U-53 Use Group: A 3 Type 5B BOC 296 Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Addition (14 x 28/6) Bedroom, bath, storage Construct Shed (12 x 16)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				Zoning Approval: 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: SP		Date Applied For: 19 March 1999						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	

1. This permit application does not 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.

*Close Permit*

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

22 March 1999

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

CEO DISTRICT

3

COMMENTS

4-12-99 Did Pre construction with don Steere I went over list of conditions and asked for Expansion of HHE 200 Form, went over covering all Bed Rooms with Smoke detectors, and pinning all Tubes to ledge

4-30-99 checked Set Back on Garage + Tubes for deck OK on Set Back owner has checked Tubes for me. Before pour, also Received HHE 200 Form in the mail

6-2-99 checked Plumbing in house OK. on drain lines will have test on new Bath in add at later date.

6-11-99 we talked about Smoke det. and he will put in a smoke Det in all upstairs Rooms and new Bed Rooms 1st Floor (TR)

6-18-99 OK to close in Smoke Detectors will be Relocated. in upstairs of old house New addition

7-16-99 Smoke s have been Relocated all smoke s have founded

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

**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.**

85-  
M-6

Location/Address of Construction: 17 SANDPIPER RD, PEAKS ISLAND, ME 04108

Tax Assessor's Chart, Block & Lot Number Chart# 85-M-6 Block# Lot#		Owner: DONALD + GRETCHEN STEERE	Telephone#: 207-766-0014 207-766-4483
Owner's Address: 99 NEW ISLAND AVE. PEAKS ISLAND, ME 04108		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee \$30,000. \$170.
Proposed Project Description:(Please be as specific as possible) 14'x28'6" BEDROOM, BATH, STORAGE ADDITION + 12'x16' GARDEN SHED			
Contractor's Name, Address & Telephone NOT DETERMINED		Rec'd By: 	

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: D. E. Steere Date: 3-19-99

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

Congratulations!!!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

LAND USE - ZONING REPORT

ADDRESS: 17 Sandpiper Rd DATE: 3/23/99

REASON FOR PERMIT: can struct additions - shed - deck

BUILDING OWNER: steere C-B-L: 085-M-006

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #6, #10, #11, #12

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 The shed shall **not** be a living area. <sup>required setbacks from the lot</sup>
- 12. Your shown setbacks are right on the lot lines. You will need to set strings showing the setbacks for the Code Enforcement officer prior to starting the foundation.  
Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 24/3/99 ADDRESS: 17 Sandpiper Rd. P.T CBL: 085-17-006

REASON FOR PERMIT: To Construct addition and shed

BUILDING OWNER: Steere

PERMIT APPLICANT: ↑

USE GROUP R-3 U BOCA 1996 CONSTRUCTION TYPE 5B.

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.

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.
- \* 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 construction debris must be removed from Island and owners expense
- \* 35. Under section 1402.1 of The State's MAINE Subsurface Waste Water Disposal Rules "Expansion of Existing Structure STATES "No person may expand a structure using an existing subsurface waste water disposal system until documentation is provided to the municipal offices and a notice of the documentation is recorded in the appropriate registry of deeds so that, in the event of a future malfunction of the system, the disposal system can be replaced or enlarged to comply with the rules adopted under Title 22 § 42.
- cc: Samuel Hoffses, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

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

## WARRANTY DEED

### Joint Tenancy

#### KNOW ALL PERSONS BY THESE PRESENTS,

That we, Timothy J. Friel, whose mailing address is 56 Island Avenue, Peaks Island, Maine 04108, and Stephanie L. Matthews, formerly known as Stephanie L. Friel, whose mailing address is 20 Bryant Street, Portland, Maine 04103, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Donald E. Steere and Gretchen E. Steere, whose mailing address is 17 Sandpiper Road, Peaks Island, Maine 04108, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said by Donald E. Steere and Gretchen E. Steere as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland, and State of Maine, and bounded and described as follows:

Lot Number 17 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision, dated January, 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 79, Page 39.

SUBJECT to all exceptions and restrictions as described in the deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in said Registry of Deeds in Book 2434, Page 46 so far as the same are in force and of legal effect.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Demetra A. Bluestein, formerly known as Demetra A. Solomos dated May 7, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10053, Page 254.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Donald E. Steere and Gretchen E. Steere as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

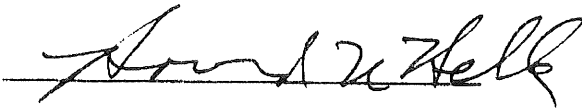
**And** we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and



will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Timothy J. Friel and Stephanie L. Matthews, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 15<sup>th</sup> day of March, 1999.

Signed, Sealed and Delivered  
in Presence of:

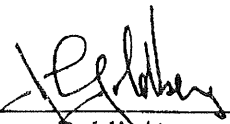
  
\_\_\_\_\_  
Timothy J. Friel  
\_\_\_\_\_  
Stephanie L. Matthews

STATE OF MAINE  
CUMBERLAND, ss.,

March 15, 1999

Then personally appeared the above-named Timothy J. Friel and Stephanie L. Matthews and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
~~Notary Public~~/Attorney at Law  
Print Name: JONATHAN L. GOLDBERG

G:\WP8\12100\WARRANTY DEED

# ASHMORE REALTY

ISLAND SPECIALISTS

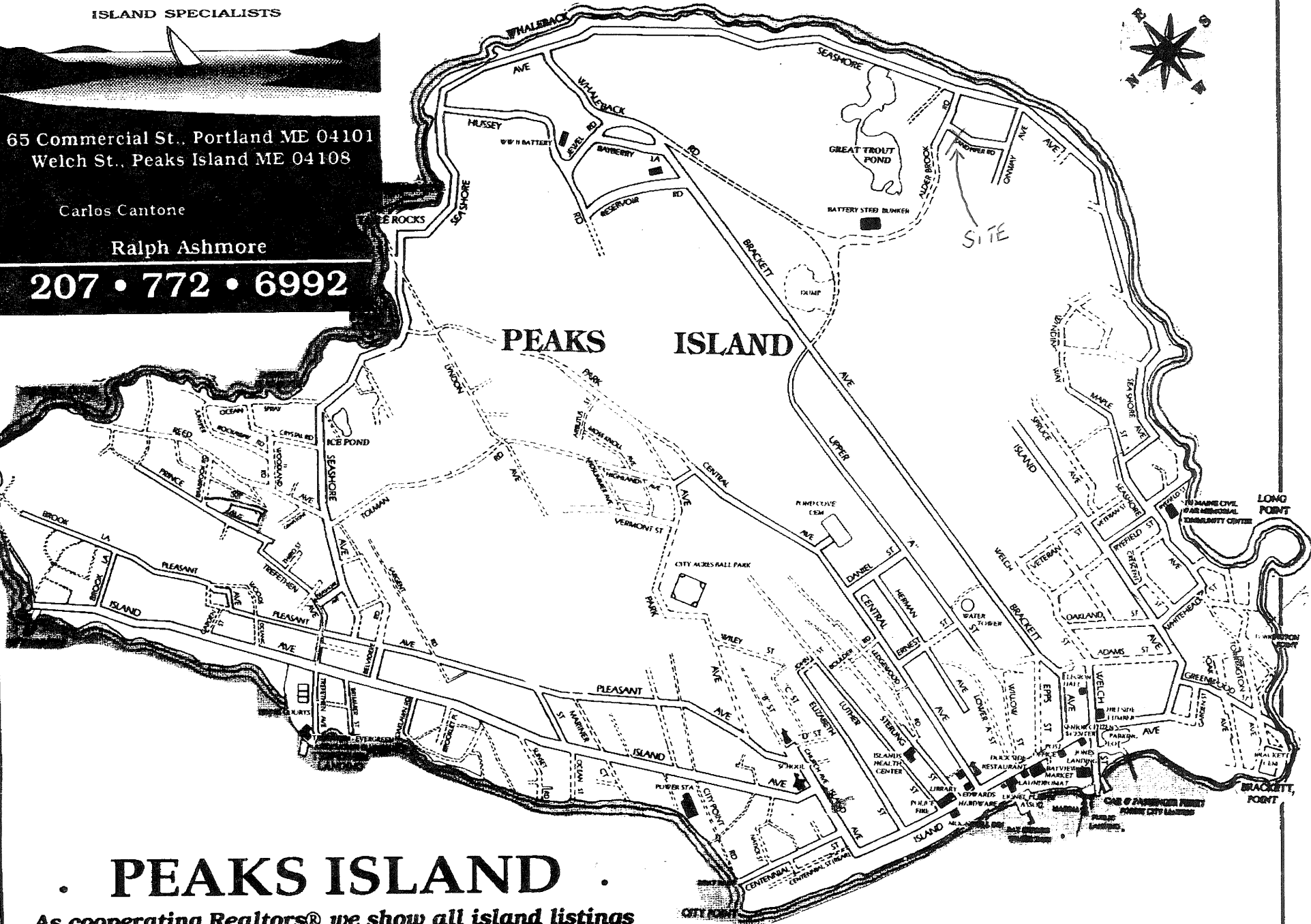


65 Commercial St., Portland ME 04101  
Welch St., Peaks Island ME 04108

Carlos Cantone

Ralph Ashmore

207 • 772 • 6992



## PEAKS ISLAND

# PEAKS ISLAND

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