

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

Location of Construction: <i>Third Proposed St, Peaks Island</i>		Owner: <i>Celia Strickler, Richard Norris</i>		Phone:		Permit No: 981227 <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 29 1998 </div> CITY OF PORTLAND	
Owner Address: <i>Contractor is</i>		Lessee/Buyer's Name: <i>Don Neal</i>		Phone: <i>741 1978</i>			Permit Issued: OCT 29 1998
<i>T&A Scott Simonds Architects</i>		Address: <i>15 Franklin Ave Pkld, ME 04101</i>		Phone:			
Past Use: <i>1-fam</i>		Proposed Use: <i>Same</i>		COST OF WORK: \$ <i>50,000.00</i>			PERMIT FEE: \$ <i>270.00</i>
Contractor Name: <i>T&A Scott Simonds Architects</i>		Address: <i>15 Franklin Ave Pkld, ME 04101</i>		Phone:		INSPECTION: Use Group: <i>A-3</i> Type: <i>5B</i> <i>BOC 996</i>	
Proposed Project Description: <i>Additions and interior alterations to existing wood frame house</i>		Signature:		Signature: <i>[Signature]</i>		Zone: <i>162</i> CBL: <i>085-P-008</i>	
Permit Taken By: <i>SP</i>		Date Applied For: <i>20 October 1998</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		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"/>	

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 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 October 1998

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

- 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: _____

CEO DISTRICT



COMMENTS

2/17/99 On-site with Contractor Don Neal and owner Richard Norris inspect Somo Tubes 4' Depth belled bottom for footing, tubes less than 4' pinned to clean ledge. Discussed post brackets all ok (DC)

2-18-99 went over list of conditions with Don on site, I Explained how I will Be measuring the new stairs and will Be Looking For Smoke Det. in all upstairs Rooms. (TR)

3-5-99 Stupid By Talked to Don he had a 2on Rafter I ok His attachment with a Flat Reinforcement Plate (TR)

3-20-99. OK For close in. Rafters Have Been Fixed with Steel Plates, they will call when Bathroom is Ready (TR)

5-21-99 mike callins + I went by yard Rails are at 32" and Risers are open, Kit sink has Garbage Grinder. 5-24-99 Talked to Don Neal he will change Gard Rails on Rear Stairs, close in Risers and have mr. Norris Pull the Garbage Grinder or submit a new HHE 200 Form showing his System can Handle a Filter (TR)

6-2-99 Smoke s all Sound, all correction of 5-21-99 are completed the completed house does not give an Increase of any Bed Room the new Room is for an office only. (T.R.)

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	6-2-99 T. Penholloway	_____
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.

NOTEIf 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: Third Proposed Street, Peaks Island, Portland, ME

Tax Assessor's Chart, Block & Lot Number Chart# <u>085</u> Block# 0000 <u>P</u> Lot# <u>008</u>	Owner: <u>Celia Strickler Richard Norris</u>	Telephone#:
Owner's Address: <u>same</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$50,000.00</u> Fee: <u>\$270.00</u> <small>100</small>

Proposed Project Description:(Please be as specific as possible)
Additions and Interior Alterations to Existing Wood Frame House

Contractor's Name, Address & Telephone Not yet selected Rec'd By: Scott Simon Architect
15 Franklin St 04101 

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)

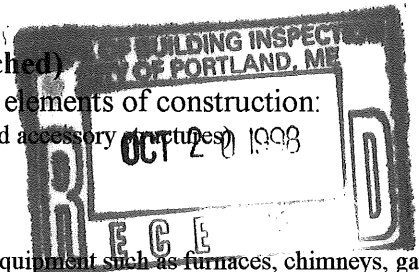
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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: SM Simon Architect Date: 10.20.98

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

Applicant: Scott Summors

Date: 10/23/98

Address: 24 Third St, Peaks Isl

C-B-L: 85-P-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900's

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

6,396[#]

Lot Coverage/ Impervious Surface -

20% — 19.6% shown per Arch.

Area per Family -

Off-street Parking -

Loading Bays -

N/A

Site Plan -

N/A

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Zone C

Existing house Decks — 1140[#] x 50% = 570[#] per Arch.

is allow 50% increase of top floor per Sec. 1A-436

6 x 10 = 60
6 x 13 = 78
6 x 14 = 84
728

OK

BUILDING PERMIT REPORT

DATE: 24 OCT, 98 ADDRESS: Third Proposed ST. P.T CBL 085-P-008
REASON FOR PERMIT: To Construct addition / make renovations
BUILDING OWNER: Celia Strickler ; Richard Norris
CONTRACTOR: TBA Scott Simonds Architects
PERMIT APPLICANT:
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE EB

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, *6, *8, *9, *10, *12, *16, *24, *26, *31, *32

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
2.5 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.
2.6 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.
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.
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.
*6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
*8. 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.
*9. Headroom in habitable space is a minimum of 7'6".
*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- *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. (Section 1018.6)
- 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. Section 1010.1
- 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. 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
- *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 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
- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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/1996)
- 21. 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".
- 22. 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. A design professional that the plans commencing construction of the facility, the builder shall submit the certification. Division of Inspection Services.

Ventilation: shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

All requirements shall be met before a final Certificate of Occupancy is issued.

All building materials shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

Ventilation within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

Permits shall implement the attached Land Use-Zoning report requirements.

Signage and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's

ing shall meet the requirements of Chapter 24 of the building code.

used foundation (10" sonotubes) must be resting on a footing track -

ding is NOT on a public sewer - you must review section 1402 of existing structures of the STATE of MAINE External PLBB Code attached -

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Scott Simons Architects

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Portland, ME 04101-4169

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(207) 828-4656 FAX
E MAIL: scott@simonsarchitects.com

MEMORANDUM
Faxed and Mailed

85-P-205

Date: March 30, 1999
Project name/number: Strickler/Norris House, SSA #98104.00
Re: Bedrooms
From: Scott Simons
To: Tom Reinsborough @ City Hall
Cc: Celia and Dick Strickler/Norris, Jobfile 3.1

As discussed on the phone at the beginning of this month, the alterations and additions to the Strickler/Norris House on Proposed Third Street, Peaks Island, Portland, ME do not involve the expansion of bedroom spaces.

On the first floor, there is a small addition to the kitchen/dining space (approx. 60 SF), the existing sunroom becomes an entrance hall and the lower portion of a new stair (no additional SF), and a screened porch is added on the rear of the house.

On the second floor there is a small addition to the existing study (approx. 60 SF), a small addition to the front of the master bedroom to make it align with the living room below (approx. 65 SF), and a small addition for the upper part of the stair.

There are no additional bedrooms or bathrooms, thus no required changes to the existing septic system.

Let me know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott Simons', written in a cursive style.

Scott Simons