

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

Location of Construction: 17-19 3rd St. Proposed, Peaks Island 04108		Owner: Mildred H. Strout Glenn D. Strout	Phone: 401-792-3315 207-766-2144	Permit No: 990118
Owner Address: 60 Brookwood Rd Wakefield, RI 02879	Lessee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: FEB 1-6 1999 CITY OF PORTLAND </div>
Contractor Name: McTigue Construction	Address: 97 Brackett Ave. Peaks Island, ME 04108	Phone: 766-2676		
Past Use: 1 Family	Proposed Use: Same	COST OF WORK: \$ 46,500	PERMIT FEE: \$ 255.00	
Proposed Project Description: Addition with Renovation work. Replace existing bedroom, sun-room & deck.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: CBL: 085-S-004
Permit Taken By: ub		Date Applied For: 2/8/99	Zoning Approval: 2/2/99 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
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..		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		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

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

2/8/99

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

2-22-99 Long talk about Project went through List of conditions and they will decide on a builder (TR) (smokes stairs and when to call)

7-29-99 Talked with Bob McTiégé went over Set Backs and List of conditions stairs, windows (Egress), Smoke det., Septic System Report. (TR)

12-9-99 Done for season Mrs Stout will call when the start again

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 13 February 1999 ADDRESS: 17-19 3rd ST, Proposed P.I.C.B.L. 85-S-4 & 5
REASON FOR PERMIT: Addition Renovation work (See permit application)
BUILDING OWNER: G. & M. Strout
CONTRACTOR: McTigue Construction
PERMIT APPLICANT: owner
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

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, *2.6, *3, *6, *10, *9, *11, *12, *16, *24, *26, *29, *30, *31

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. (A 24 hour notice is required prior to inspection)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 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. (Section 2305.17) *The proposed foundation (5020 tubes piers) must be placed on footing with anchor between the two - The foundation piers must have anchor between pier and wood fr.*
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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. (Section 1014.0) *See attached detail -*
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

X 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 from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

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

X 24. 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.

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

X 26. 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).

27. 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)

28. Please read and implement the attached Land Use-Zoning report requirements.

X 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. This office has no record of the sub surface wastewater disposal area - Please supply this office with design of existing systems before work begins - (STATE law requires this under Section 1402.0 of the STATE Environmental Pkg. Code.

33.

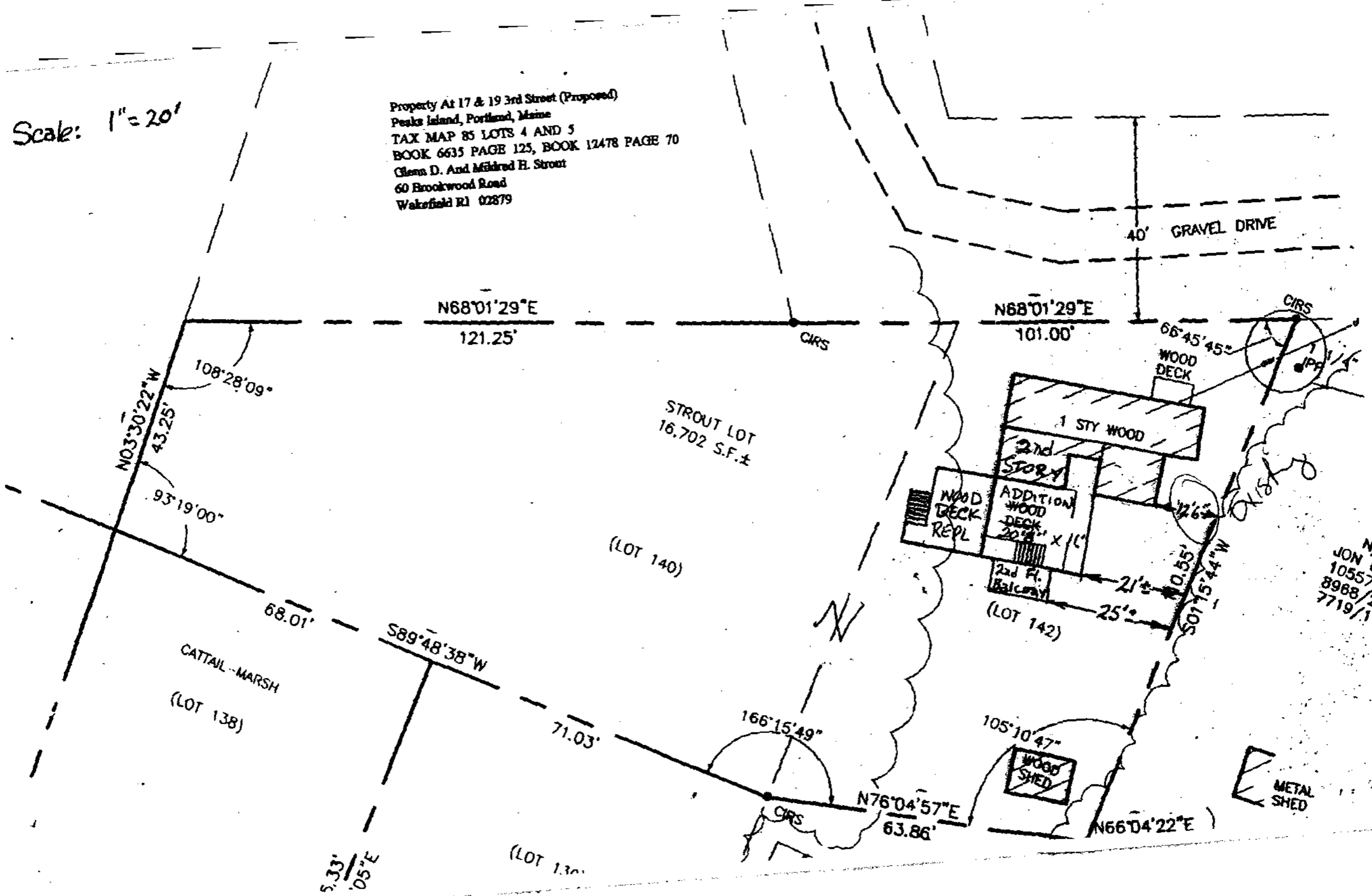

F. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Scale: 1" = 20'

Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85 LOTS 4 AND 5
BOOK 6635 PAGE 125, BOOK 12478 PAGE 70
Glenn D. And Mildred H. Strout
60 Brookwood Road
Wakefield RI 02879



N
JUN 6
10557
8988/2
7719/11

Applicant: McTigue Const

Date: 2/12/99

Address: 17-19 3rd Proposed, P.I.

C-B-L: 85-5-415

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - construct addition with renovating

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' req - N/A existing

Rear Yard - 25' req - 25' + shown

Side Yard - 20' req - 21' shown at closest

Projections -

Width of Lot -

Height -

Lot Area -

16,702[#]

Lot Coverage/ Impervious Surface - 20%

3,340.4[#] MAX

39 x 20.5	=	799.5
12 x 16	=	192
20 x 22	=	440
1431.5[#]		

Area per Family - existing

Off-street Parking - 2

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - within 250' but over 75' from HWM

Flood Plains - Panel 15 - Zone C

SUBMITTED 7/31/98

RE-SUBMITTED 8/13/99

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit 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.

Location/Address of Construction: 17419 3rd St Propriet, Peaks Island ME 04108

Tax Assessor's Chart, Block & Lot Number 85-5-445		Owner: Glenn D. STROUT MILDRED H. STROUT	Telephone: 401-992-3315 207-766-2144
Chart	Block	Lot 445	
Owner's Address: 60 Brookwood Rd Wakefield RI 02879		Lessor/Buyer's Name (If Applicable) N/A	Cost Of Work: \$46,500.00
Proposed Project Description: (Please be as specific as possible) Replace existing bedroom, sunroom & deck with 2 story (shell only) addition - using existing foot print, reattach wood deck to west side of addition. Include empty space between existing bedroom & sunroom. Structure to remain unfinished summer cottage.			
Contractor's Name, Address & Telephone MCTIGUE CONSTRUCTION, 97 BRACKETT AVE. PEAKS IS. ME 04108			207-766-2676

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: Glenn D. Strout Date: 8/3/99

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

* Plus install stringers for future 6' x 12" second floor balcony.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Received from Mildred Strout a fee
of Two hundred fifty five ¹⁰⁰ Dollars \$ 255-
for permit to ^{install} ^{erect} ^{alter} addition / reno
at 17-19 3rd St Prepa ^{move} ^{demolish} Est. Cost \$ 46,500

Ch#
135

Inspector of Buildings
Per M. Gush

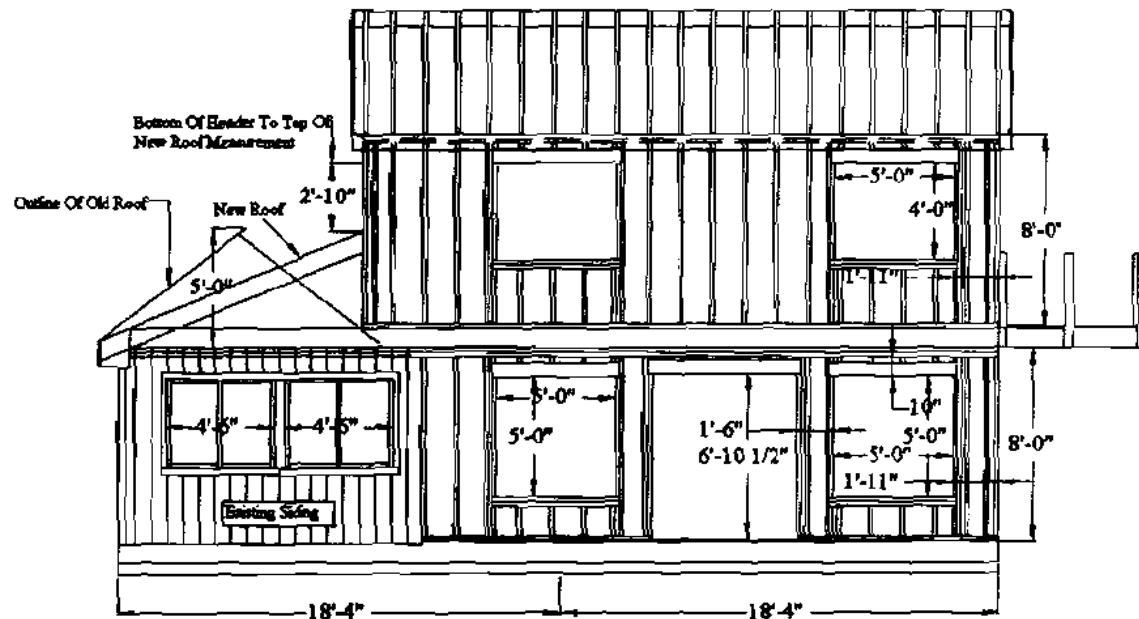
THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

Proposed West Side Framing Plan

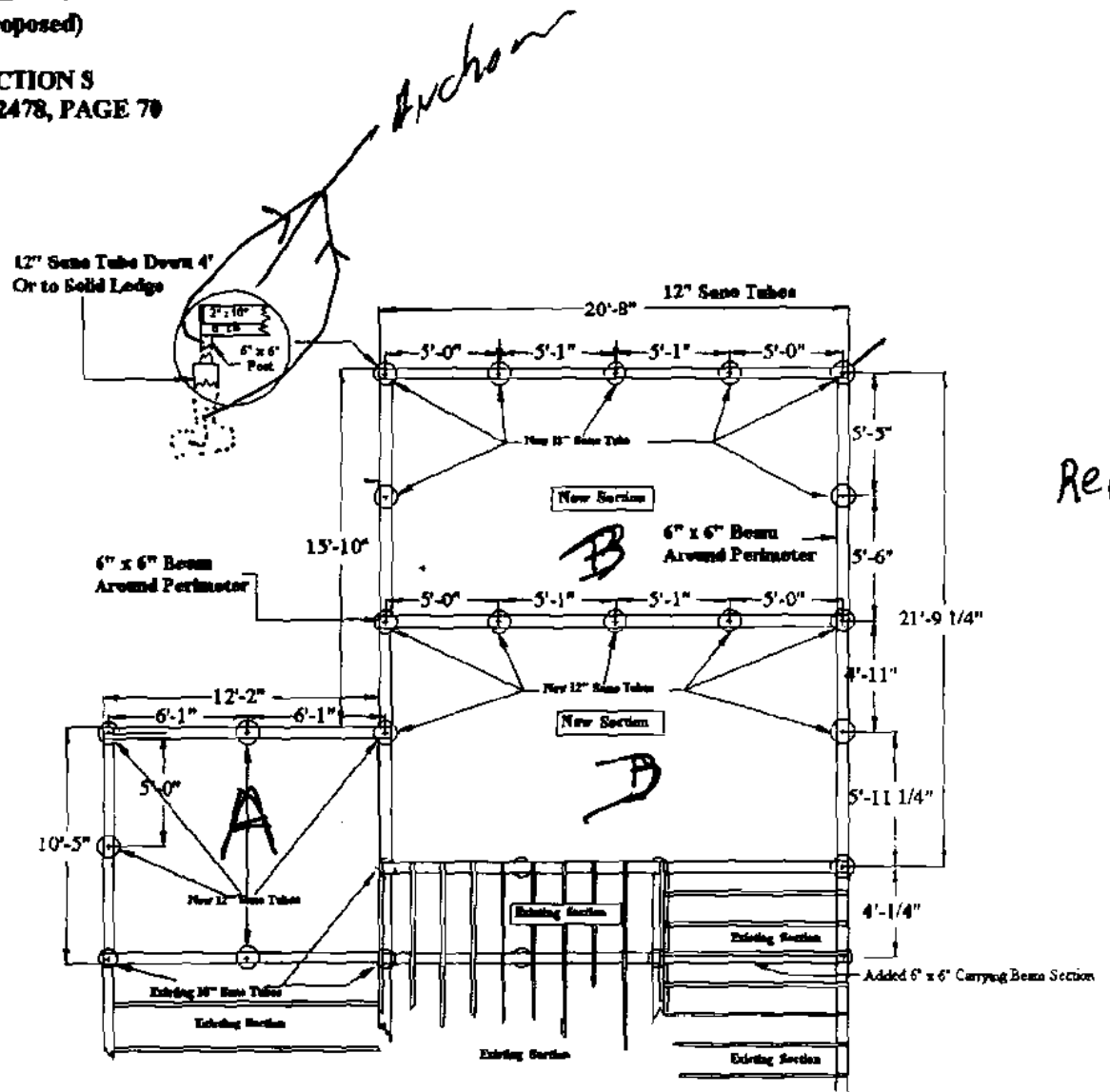
Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION S
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Glenn D. And Mildred H. Strout
60 Brookwood Road
Wakefield, RI 02879



Scale: 1" = 8'

Foundation Plan

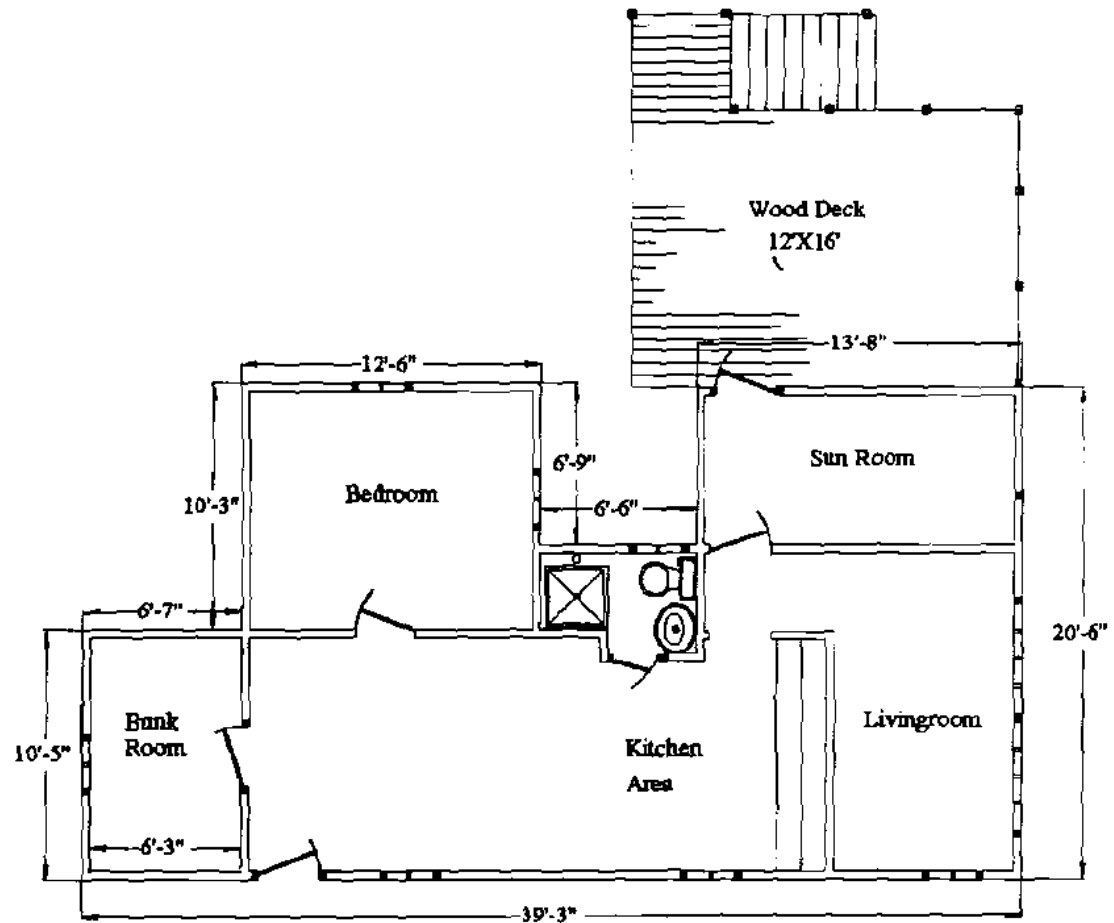
Property At 17 & 19 3rd Street (Proposed)
 Peaks Island, Portland, Maine
 TAX MAP 85, LOTS 4 AND 5, SECTION 8
 BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
 Glenn D. And Mildred H. Strout
 60 Brookwood Road
 Wakefield, RI 02879



Scale: 1" = 8'0"

Existing Structure

Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION S
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Glenn D. And Mildred H. Strout
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Wakefield, RI 02879



Scale: 1" = 8'

Proposed First Floor Plan

Property At 17 & 19 3rd Street (Proposed)

Peaks Island, Portland, Maine

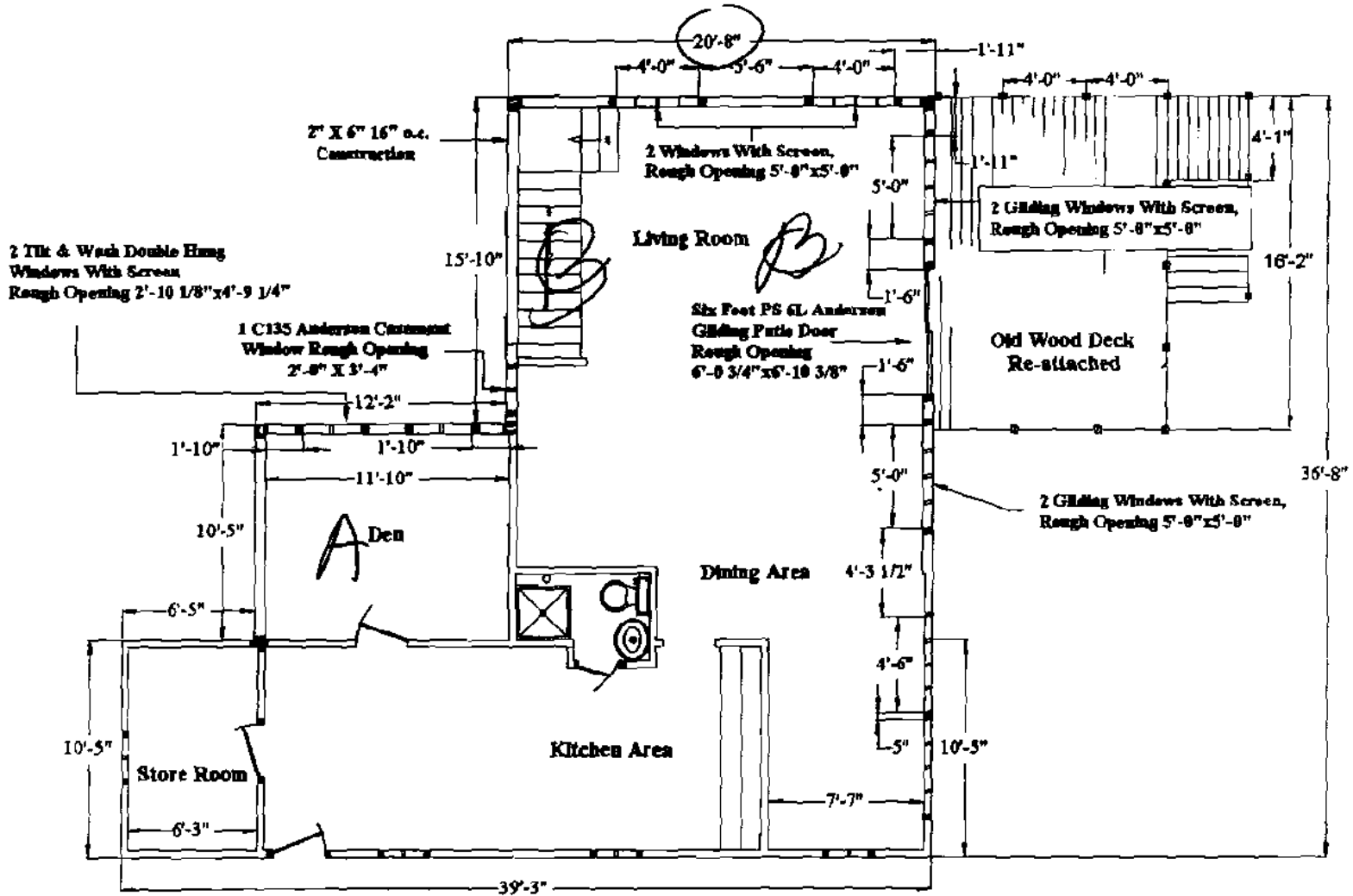
TAX MAP 85, LOTS 4 AND 5, SECTION S

BOOK 6635, PAGE 125, BOOK 12478, PAGE 70

Glenn D. And Mildred H. Strout

60 Brookwood Road

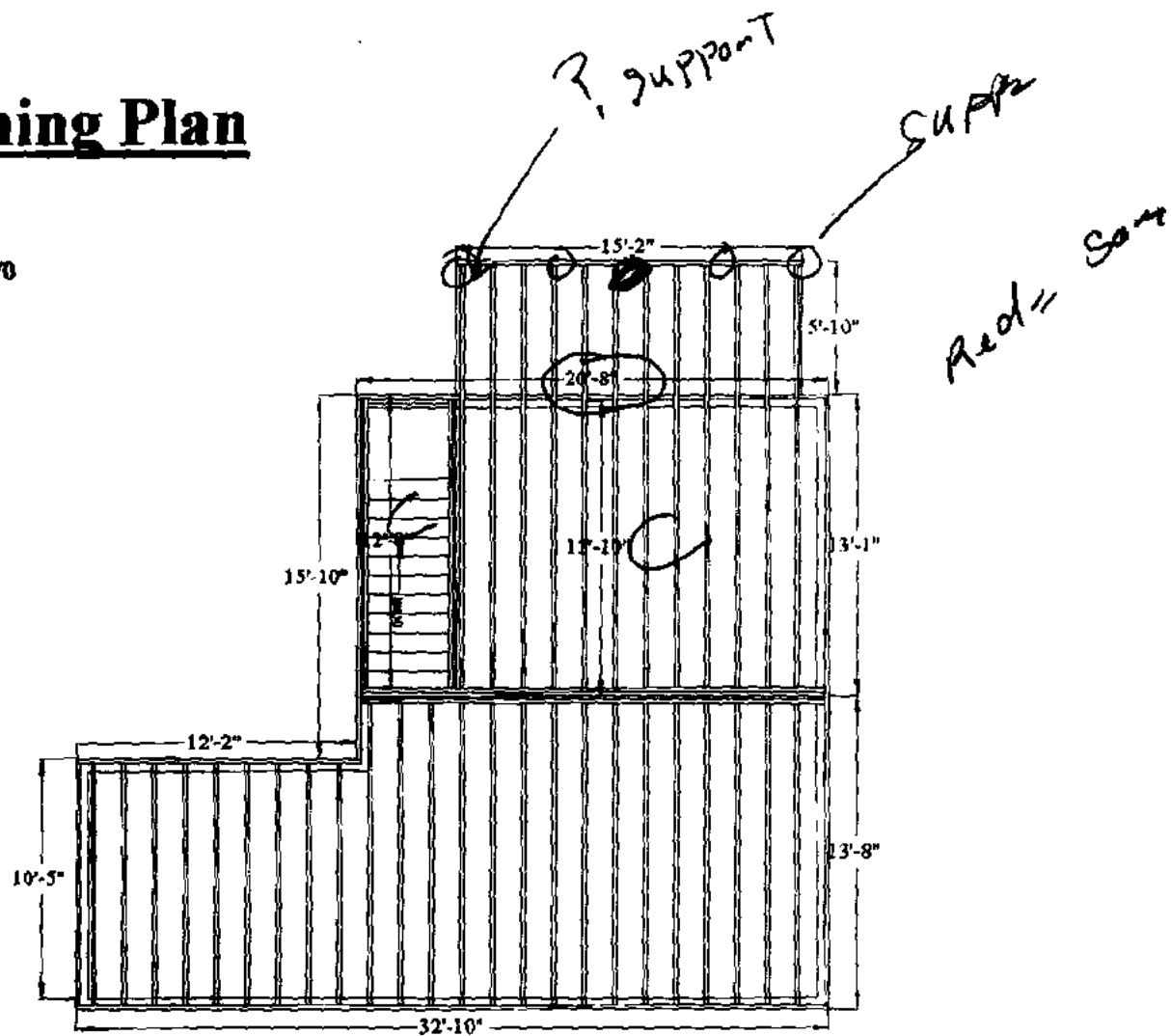
Wakefield, RI 02879



Scale: 1" = 8'0"

Second Floor Framing Plan

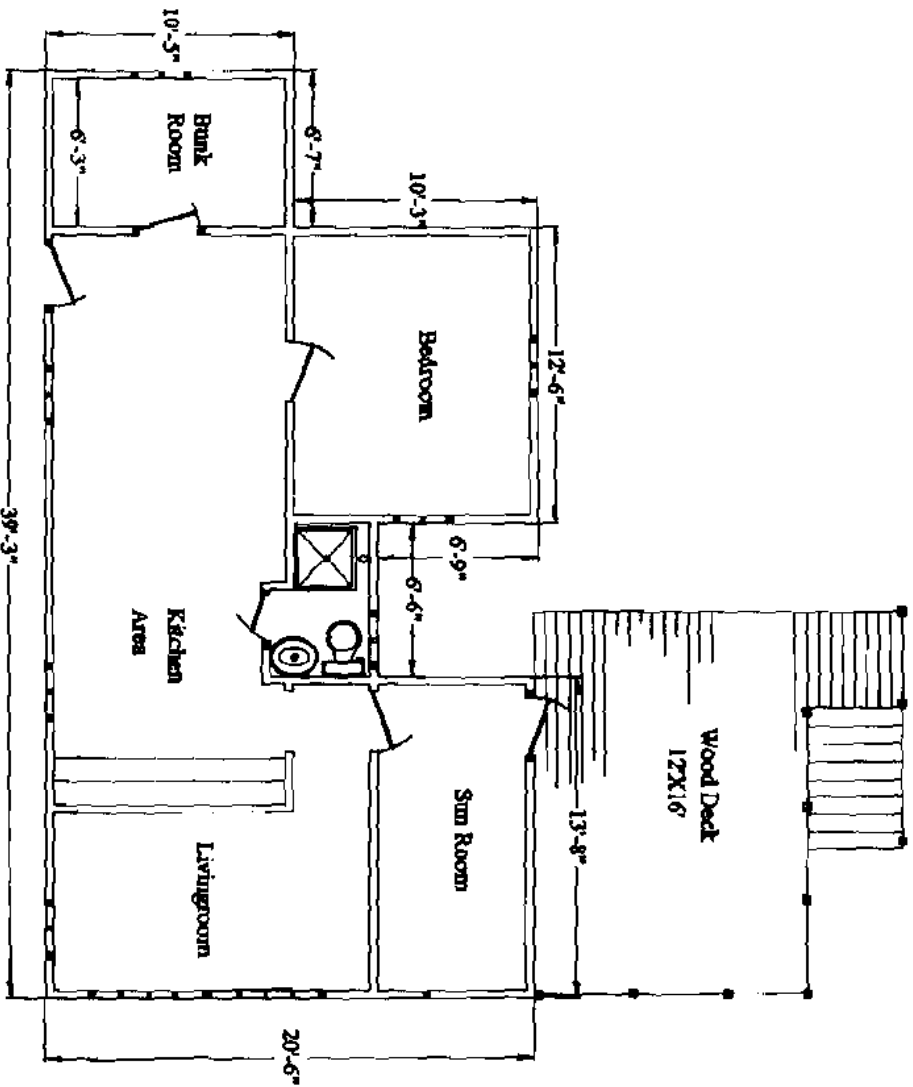
Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION 8
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Glenn D. And Mildred H. Street
60 Brookwood Road
Wakefield, RI 02879



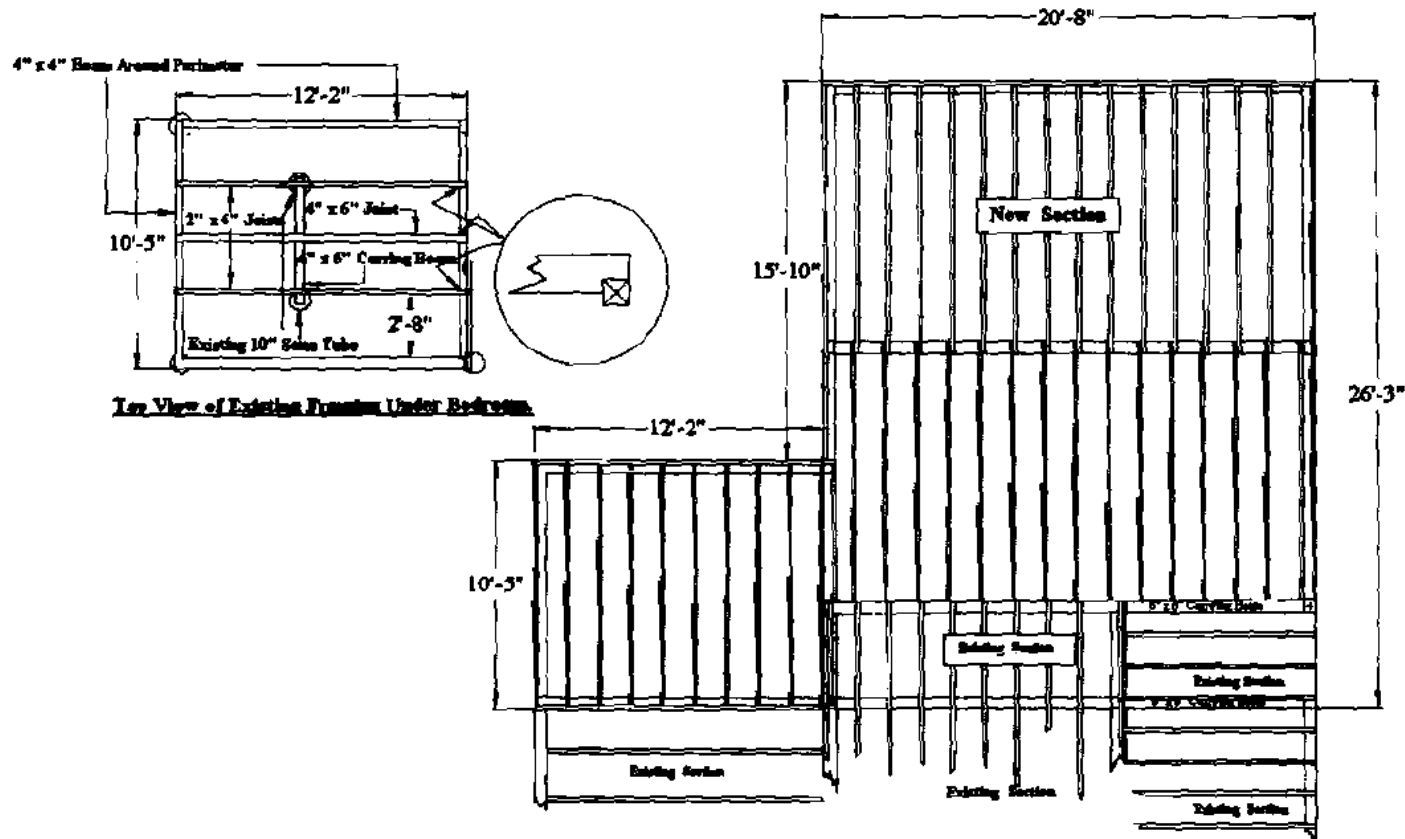
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Existing Structure

Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION 9
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Gleason D. And Mildred H. Strout
60 Brookwood Road
Waldenfield, RI 02879



Scale: 1" = 8'0"



Top View of Existing Joist Under Bedroom.

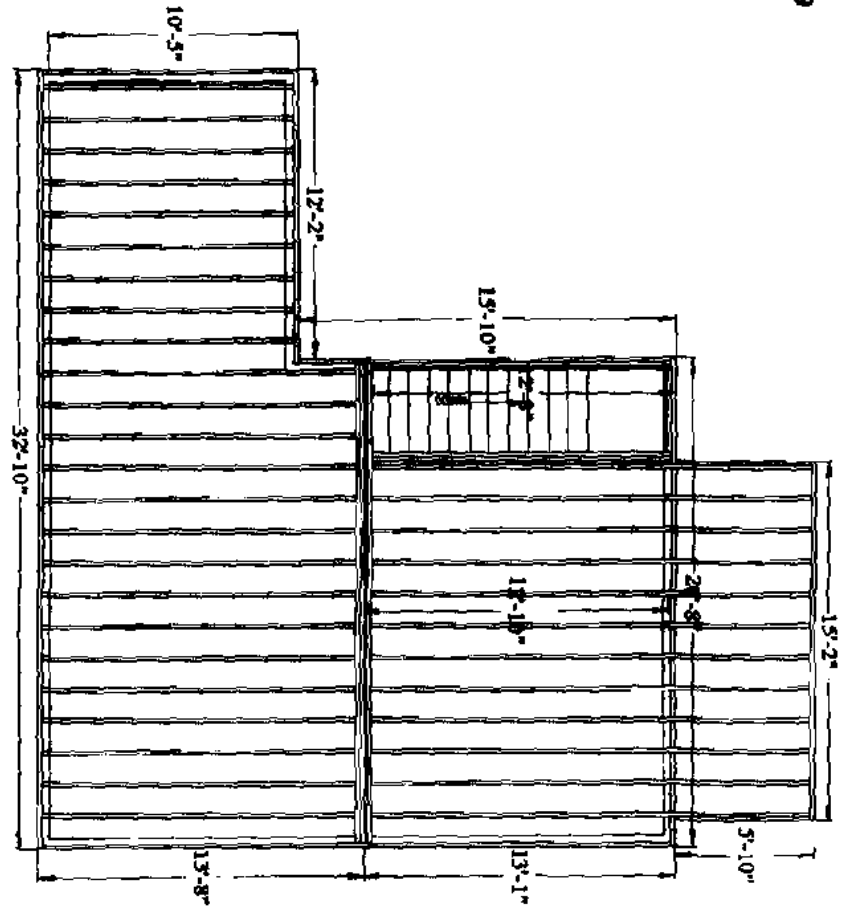
First Floor Framing Plan

Property At 17 & 19 3rd Street (Proposed)
 Peaks Island, Portland, Maine
 TAX MAP 85, LOTS 4 AND 5, SECTION S
 BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
 Glenn D. And Mildred H. Strout
 60 Brookwood Road
 Wakefield, RI 02879

Scale: 1" = 8'0"

Second Floor Framing Plan

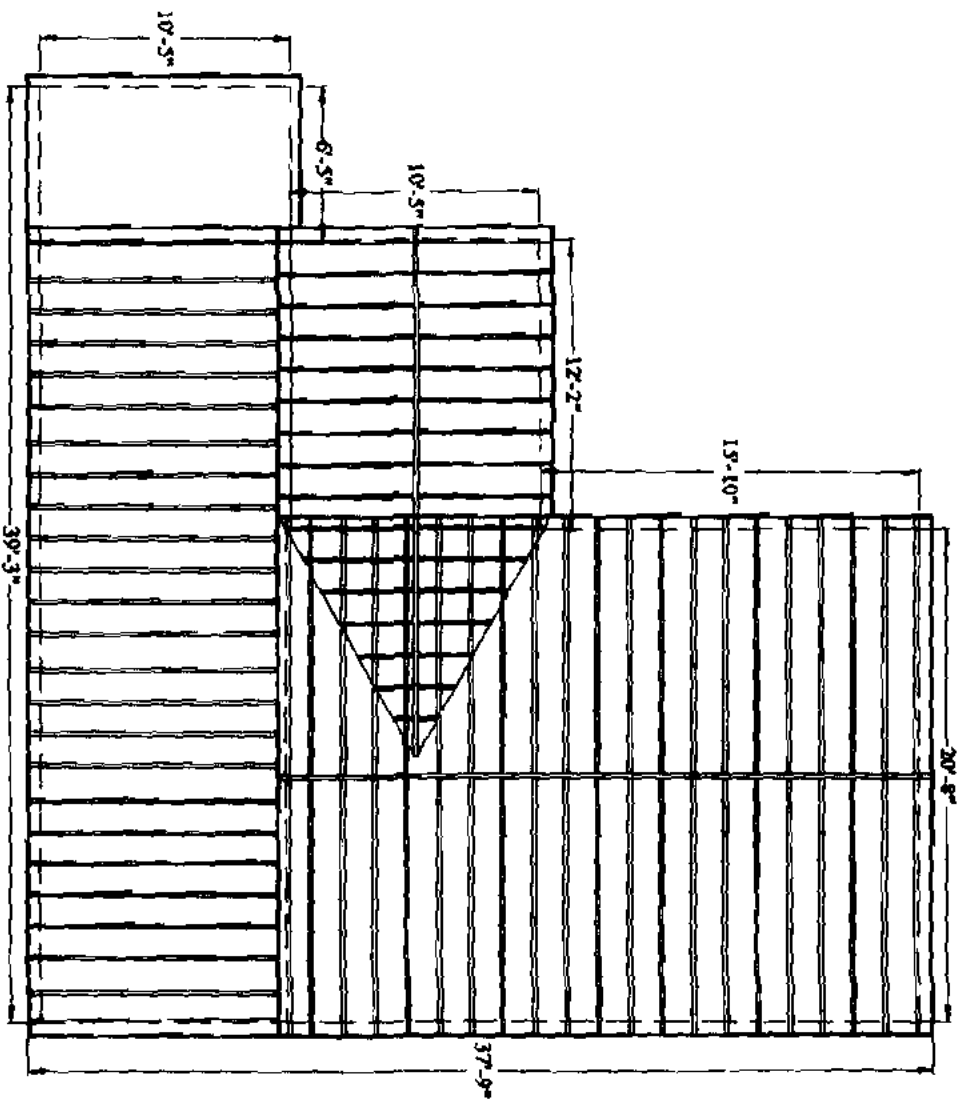
Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION 8
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Client: D. Ann Milled H. Street
64 Breakwood Road
Walden, RI 02879



Scale: 1" = 8'0"

Roof Framing Plan

Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION 8
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Gleason D. And Mildred H. Street
60 Brookwood Road
Waldoboro, RI 02879

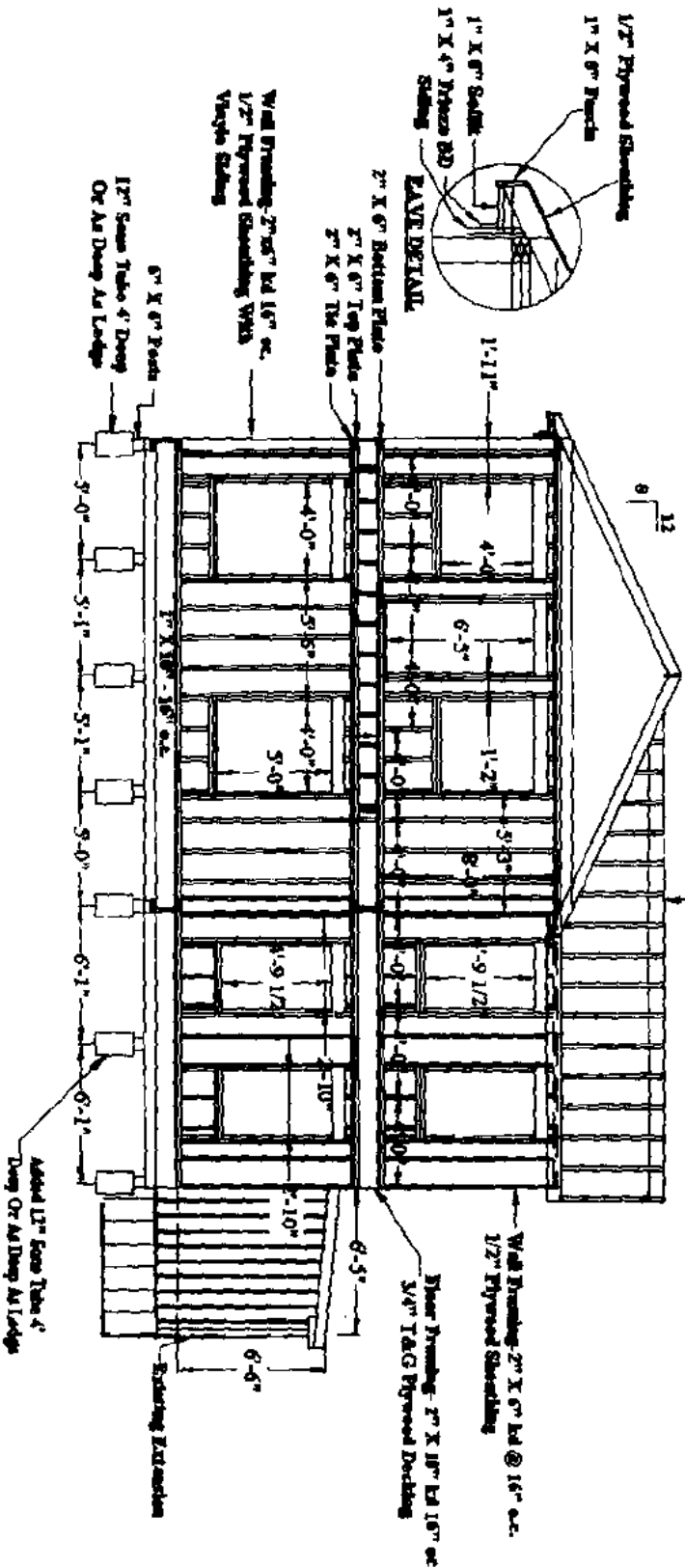


Scale: 1" = 8'-0"

Proposed South Side Framing Plan

Property At 17 & 19 3rd Street (Proposed)
 Peck's Island, Portland, Maine
 TAX MAP 85, LOTS 4 AND 5, SECTION 5
 BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
 Glenn D. And Mildred H. Street
 68 Breakwood Road
 Wilketfield, RI 02879

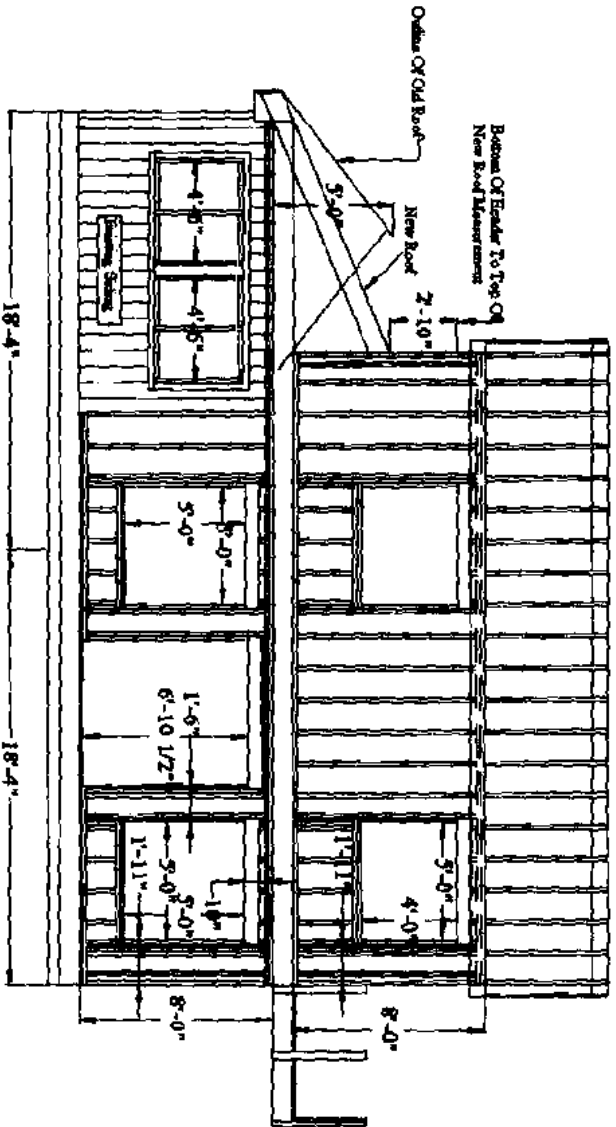
Roof Framing: 2" X 10" Ed 16" oc
 1/2" Plywood Sheathing, 15#
 Sheathing
 Siding



Scale: 1" = 8'0"

Proposed West Side Framing Plan

Property At 17 & 19 3rd Street (Proposed)
Peaks Island, Portland, Maine
TAX MAP 85, LOTS 4 AND 5, SECTION 3
BOOK 6635, PAGE 125, BOOK 12478, PAGE 70
Gleason D. And Meredith H. Street
60 Brookwood Road
Waldenfield, RI 02879



Scale: 1" = 8'-0"