

COMMENTS

11/4/98 - T/C the con w/owner - Used over conditions - exp. Stair Tnd/Pase -
owner may change foundation system to block - will need amendment.

Condition #31 - owner will get exact measure of Rafters & call same w/ upgrade
in size - also he will send Cost Computations (#32) to Sorn - Will
Call before placing footings (TR)

12-16-98 Stopped By Pouring Footers will come in when done to get
amendment to (TR)

4-30-99 Stopped By walls are poured But not Ready for Backfill

5-21-99 Stopped By No change Foundation not Ready

6-11-99 Stopped By They were Pouring the Floor in the Foundation the
out side is still not Ready for Backfill I Reminded Grant to call
Prior to Backfill. (TR)

6-21-99 Mr Grant called and asked if he needs to do any thing if he changed
the carrying beam to something other than what is on the plan. I Returned
the call and left a machine message to Resubmit a Drawing of the change (TR)

6-21-99 Mr Grant Returned my call and will Fax over the structural change

7-9-99 Stopped By First Floor Framed Now walls. ? 2x6 Header Rear windows.

11-1-00 Went for close-in OK. to proceed fr

8-1-01! See

44-G-5
01-0613

Inspection Record

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

Const. Notes Continued: 146 Central Ave.

8-1-01: Called on Radio ^{by D.C.}; Asked to see owner/builder @ site w/ plans in hand. Met Owner; went through bldg for Pre-Final Inside; front stairs not built AS yet. Found Exposed Electrical conductors in Blr. Room. Found only 1 Appl. circuit to Kitchen, Stairs to Rear Deck Not finished gave framer cut sheet on stair code.

8-8-01: Returned to site w/ wrong plans!! Two Circuits to Kit. Appear to be 1/2" BUT WORK WAS DONE BY OWNER (NOT ELECTRICIAN) Work in Boiler Room Not Done. Elect. Work for Washer/Dryer Not Done. Checked GFCI's = OK, TRAPS NOT ACC IN FOR ~~PLBB~~ PLBB, TEST. STAIRS & RAILINGS TO DECK NOT COMPLIANT, WENT OVER DETAILS w/ FRAMER AGAIN. FRONT STEPS NOT FINISHED. RETURNED TO CITY HALL

8-9-01 Found bldg permit for Job. Plans do not show accurate representation of const. Deck & Chimney changed to required amended plans. Spoke w/ Owner on phone reference Above. (116)

8/17/01 See submitted revised plans. JB.

OK for CJO. Above



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 146 Central Ave, P.I. CBL 087 F00100101

Issued to Grant, Richard & Audrey/Owner Date of Issue 08/20/2001

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. 98-1221, 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

Entire

APPROVED OCCUPANCY

Single Family
Use Group R3
Type 5B Boca 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/20/01 *Smile Burke*

(Date) Inspector for A.R.

[Signature]

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.

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

**Minor/Minor Site Review, Building or Use Permit Pre-Application
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: <i>Central Ave, Peaks Is.</i>			
Total Square Footage of Proposed Structure <i>36x24</i>		Square Footage of Lot <i>41,631</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>087</i> Block# <i>F</i> Lot# <i>001</i>		Owner: <i>Audrey E. Grant & Richard D. Grant</i>	Telephone#: <i>766-5002</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <i>614 Seashore Ave 04108</i>	Cost Of Work: <i>\$50,000.00</i> Fee: <i>\$270.-</i>
Proposed Project Description:(Please be as specific as possible) <i>single family cape style</i>			
Contractor's Name, Address & Telephone <i>Richard Grant</i>			Rec'd By <i>[Signature]</i>

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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

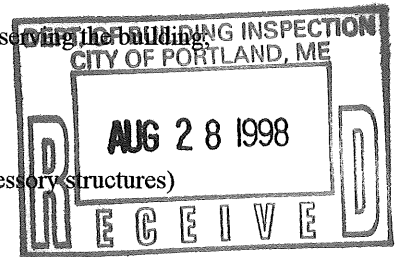
4) Building Plans (Sample Attached)

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: <i>[Signature]</i>	Date: <i>8-28-98</i>
--	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

BUILDING PERMIT REPORT

DATE: 26 OCT. 98 ADDRESS: Central Ave, P.I. CBL 087-F-001
REASON FOR PERMIT: To Construct a single Family dwelling
BUILDING OWNER: R. & A. Grant
CONTRACTOR: SAA Revised see new sheet
PERMIT APPLICANT: ↑ Dec. 23, 98
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

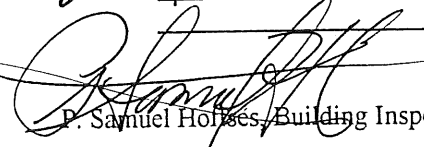
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *2.5, *2.6, *5, *6, *8, *9, *10, *11, *12, *16, *23, *24, *25, *26, *27, *28, *29, *30, *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. (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)
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)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- X12. 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
- X16. 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.
- X23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- X25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. 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).
- X27. 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)
- X28. Please read and implement the attached Land Use-Zoning report requirements. *-same conditions apply*
- X29. 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.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. *2x6 rafter @ 16" OC MAXIMUM SPAN IS 9' - YOUR PLANS SHOW 12'4"*
- X32. *The \$50,000 EST. COST TO CONSTRUCT THIS PROPOSED BUILDING IS LOW - PLEASE REVISE YOUR EST. OR SUBMIT COPY OF CONTRACT TO THIS OFFICE SHOWING THE 50000.00 COST. THE COST OF PERMIT IS 25.00 FIRST \$1000.00 AND 5.00 FOR EACH ADDITIONAL \$1000.00*


P. Samuel Holmes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

Applicant: Richard Grant

Date: 8/31/98

Address: 146² Central Avenue, P.F.C.-B-L: 07-F-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1

Interior or corner lot - front on 2 Street - ledge wood ROAD

Proposed Use/Work - construct new 1 family dwelling - 36'x24'

Sewage Disposal - private - NAE-200 attached ^{cap with fill} _{dormer}

Lot Street Frontage - 100' req - 204.5' shown

Front Yard - 30' req - 45' shown

Rear Yard - 30' req - 143' shown

Side Yard - 20' req - 97' & 69' shown

Projections -

Width of Lot - 100' req - 200' shown

Height - 2 story ^{40,000 req with public water} HAS Public water per NAE-200 report

Lot Area - ~~60,000~~ ^{47,483 sq ft}

Lot Coverage/ Impervious Surface - ^{Public water}

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

N/A panel 15

Flood Plains -

N/A Zone C

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Received 26 Oct 98

Valuation: \$50000.00 ~~100~~ *est. 500* Plan Review # _____
 Fee: 270.00 Date: 27 OCT. 98

Building Location: Central Ave. Peaks Is. CBL: 087-F-001
Design changed OK

Building Description: To Construct a single family dwelling/garage

Reviewed by: S. Hoffses

Use or Occupancy: _____ Type of Construction: _____
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site Plan and building Code requirements must be completed before a Certificate of occupancy can or will be issued.	111.4
2.	Foundation drains	1817.5.2
3.	Anchor bolts	2305.17
4.	Private garages	407.0
5.	Chimneys & vents <i>BOCA Mechanical Code, 1993</i>	NFPA 211 <i>Change</i>
6.	Guardrails & Handrails	1021.0 1022.0
7.	Headroom	1204.0
8.	Stair Construction	1014.0
9.	Headroom stairs	1014.14
10.	Sleeproom egress window	1018.6
11.	Smoke detectors	920.3.2
12.	Crawl & attic space vent.	1210 Table
13.	Bldg. fastening schedule	2305.2

Foundations (Chapter 18)

Wood Foundation (1808)

- _____ Design
- _____ Installation

Footings (1807.0)

- _____ Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
- _____ Insulated footing provided
- _____ Soil bearing value (table 1804.3)
- _____ Footing width
- _____ Concrete footing (1810.0) .3.1, 3.2
- _____
- _____
- _____
- _____
- _____

Foundation Walls

- _____ Design (1812.1)
- _____ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- _____ Water proofing and damp proofing Section 1813
- _____ Sill plate (2305.17)
- _____ Anchorage bolting in concrete (2305.17)
- _____ Columns (1912)
- _____ Crawl space (1210.2) Ventilation
- _____ Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

- _____ Joists - Non sleeping area LL40PSF (Table - 1606)
- _____ Joists - Sleeping area LL30PSF (Table - 1606)
- _____ Grade
- _____ Spacing
- _____ Span
- _____ Girder 4" bearing 2305

Floors (contd.)

- _____ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- _____ Bridging (2305.16)
- _____ Boring and notching (2305.5.1)
- _____ Cutting and notching (2305.3)
- _____ Fastening table (2305.2)
- _____ Floor trusses (AFPANDS Chapter 35)
- _____ Draft stopping (721.7)
- _____ Framing of openings (2305.11) (2305.12)
- _____ Flooring - (2304.4) 1" solid - 1/2" particle board
- _____ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- _____ Design (1609) wind loads
- _____ Load requirements
- _____ Grade
- _____ Fastening schedule (Table 2305.2)
- _____ Wall framing (2305.4.1)
- _____ Double top plate (2305.4.2)
- _____ Bottom plates: (2305.4.3)
- _____ Notching and boring: (2305.4.4) studs
- _____ Non load bearing walls (2305.5)
- _____ Notching and boring (2305.5.1)
- _____ Wind bracing (2305.7)
- _____ Wall bracing required (2305.8.1)
- _____ Stud walls (2305.8.3)
- _____ Sheathing installation (2305.8.4)
- _____ Minimum thickness of wall sheathing (Table 2305.13)
- _____ Metal construction
- _____ Masonry construction (Chapter 21)
- _____ Exterior wall covering (Chapter 14)
- _____ Performance requirements (1403)
- _____ Materials (1404)
- _____ Veneers (1405)
- _____ Interior finishes (Chapter 8)
- _____
- _____
- _____

Roof-Ceiling Construction (Chapter 23)

- _____ Roof rafters - Design (2305.15) spans
- _____ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- _____ Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

- _____ Approved materials (1404.1)
- _____ Performance requirement (1505)
- _____ Fire classification (1506)
- _____ Material and installation requirements (1507)
- _____ Roof structures (1510.0)
- _____ Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- _____ Masonry (1206.0)
- _____ Factory - built (1205.0)
- _____ Masonry fireplaces (1404)
- _____ Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

- _____
- _____
- _____
- _____
- _____
- _____
- _____

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	_____
Floor live load non sleeping	<u>40 PSF</u>	_____
Roof live load	<u>42 PSF</u>	_____
Roof snow load	<u>46 PSF</u>	_____
Seismic Zone	<u>2</u>	_____
Weathering area	<u>S</u>	_____
Frost line depth	<u>4' MIN</u>	_____

Glazing (Chapter 24)

- _____ Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)
- _____
- _____
- _____
- _____
- _____

Private Garages (Chapter 4)

- _____ General (407)
- _____ Beneath rooms (407.3)
- _____ Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)
- _____ Floor surface (407.9)
- _____
- _____
- _____

Egress (Chapter 10)

- _____ One exit from dwelling unit (1010.2)
- _____ Sleeping room window (1010.4)
- _____ EXIT DOOR (1017.3) 32" W 80" H
- _____ Landings (1014.3.2) stairway
- _____ Ramp slope (1016.0)
- _____ Stairways (1014.3) 36" W
- _____ Treads (1014.6) 10" min.
- _____ Riser (1014.6) 7 3/4" max.
- _____ Solid riser (1014.6.1)
- _____ Winders (1014.6.3)
- _____ Spiral and Circular (1014.6.4)
- _____ Handrails (1022.2.2.) Ht.
- _____ Handrail grip size (1022.2.4) 1 1/4" to 2"
- _____ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- _____ Location and interconnection
- _____ Power source

Dwelling Unit Separation Table 602

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980115

I. D. Number

Grant, Richard & Audrey

Applicant

614 Seashore Ave, Peaks Island, ME 04108

Applicant's Mailing Address

SAA

Consultant/Agent

766-5002

Applicant or Agent Daytime Telephone, Fax

8/28/98

Application Date

Central Ave, Peaks Island

Project Name/Description

Central Ave, Peaks Island

Address of Proposed Site

087-F-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) no garage

36 X 24

41,631

IR-1 zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$200.00 Subdivision _____ Engineer Review \$100.00 Date: 8/28/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied

Approval Date 8/31/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980115

I. D. Number

Grant, Richard & Audrey

Applicant

614 Seashore Ave, Peaks Island, ME 04108

Applicant's Mailing Address

SAA

Consultant/Agent

766-5002

Applicant or Agent Daytime Telephone, Fax

8/28/98

Application Date

Central Ave, Peaks Island

Project Name/Description

Central Ave, Peaks Island

Address of Proposed Site

087-F-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) **no garage**

36 X 24

41,631

IR-1 zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
 Subdivision # of lots _____
 PAD Review
 14-403 Streets Review
 Flood Hazard
 Shoreland
 Historic Preservation
 DEP Local Certification
 Zoning Conditional Use (ZBA/PB)
 Zoning Variance
 Other _____

Fees Paid: Site Plan **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **8/28/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date **10/6/98** Approval Expiration **10/6/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **10/6/98**
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19980115
I. D. Number

Grant, Richard & Audrey

8/28/98

Applicant

Application Date

614 Seashore Ave, Peaks Island, ME 04108

Central Ave, Peaks Island

Applicant's Mailing Address

Project Name/Description

SAA

Central Ave, Peaks Island

Consultant/Agent

Address of Proposed Site

766-5002

087-F-001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 146 Central Avenue

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. Silt fence shall be placed down gradient of all disturbed areas.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, additions, pool and/or garage.
2. To remain a single family only

Fire Conditions of Approval

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: August 20, 2001

RE: C. of O. for # 146 Central Ave. (CBL 087-F-001) (ID 1998-0115)

After visiting the site, I have the following comments:

All site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\drc\146central1.doc

6-23-99

OKed for change

Fax Transmission From Sam

No. of pages incl. this one: ①

To Thomas Rainsboro

Fax number: 874-8716

Voice:

cc:

From: Richard Grant

Date: Wednesday June 23, 1999

If you do not receive all pages, please contact:

146 Central Ave.
Peaks Island, Me. 04108
766-5002/766-3362

Subject: structural change to revised plan of 11-09-98, page
3AG, lower level, plan # 87F1

Special Instructions:

Confirming our conversation I have substituted two Paralam beams, 21' and 24' long in place of the built-up 2X 10's referenced on the plan. I bought the beams through Wood Structures, Inc., tel. # 1-800-339-0716 XT 144 and spoke to Santo, the Company representative, and he assured me the beams are more than adequate to support the bearing load on the proposed spans which will remain the same as indicated on the plan.

The advantage for me is a reduced beam dimension with at least equal strength. I know you are busy, but if you could let me know as soon as possible if this change is acceptable, I would not have to stop construction since we are almost at the beam installation point now.

087-f-001

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation: **PORTLAND PEAKS ISLAND**

Street: **CENTRAL AVE**

Subdivision Lot #: **LOT 1 GRANT SUBDIVISION**

PROPERTY OWNERS NAME

Last: **GRANT** First: **RICHARD**

Applicant Name: **RICHARD GRANT**

Mailing Address of Owner/Applicant (If Different): **39 MYRTLE STREET
MILLIS, MA 02054**

PORTLAND PERMIT # **6588** STATE COPY

Date Permit Issued: **8/28/98** \$ **111010** FEE If Double Fee Charged

275 Local Plumbing Inspector Signature L.P.I. # **01129**

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature] Signature of Owner/Applicant **8/28/98** Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- SEASONAL CONVERSION
- EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

- NO RULE VARIANCE REQUIRED
- NEW SYSTEM VARIANCE
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
- Requiring Local Plumbing Inspector Approval
- Requires State and Local Plumbing Inspector Approval

INSTALLATION IS:

COMPLETE SYSTEM

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM (Includes Alternative Toilet)
- ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- TREATMENT TANK (ONLY)
- HOLDING TANK
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

- BED
- CHAMBER
- TRENCH
- OTHER _____

DISPOSAL SYSTEM TO SERVE:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER _____ SPECIFY _____

TYPE OF WATER SUPPLY

PUBLIC WATER

SIZE OF PROPERTY
41,631 SF

ZONING
IR1

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- SEPTIC: Regular Low Profile
- AEROBIC

SIZE: **1000** GALS.

WATER CONSERVATION

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET

SPECIFY: _____

PUMPING

- NOT REQUIRED
- MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

3 BEDROOM

DESIGN FLOW: **270** (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
4	AIII

DEPTH TO LIMITING FACTOR: **32**

SIZE RATINGS USED FOR DESIGN PURPOSES

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- BED _____ Sq. Ft.
- CHAMBER **704*** Sq. Ft. REGULAR H-20
- TRENCH _____ Linear Ft.
- OTHER: _____

SITE EVALUATOR STATEMENT * USED 16 INFILTRATOR POLYETHELENE CHAMBERS IN TRENCH CONFIGURATION SITE EVALUATION WAIVED BY LOCAL OPTION

On **OCTOBER 7, 1986** (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

William B. Goodwin
Site Evaluator Signature

0003/4814
SE#

8/28/98
Date

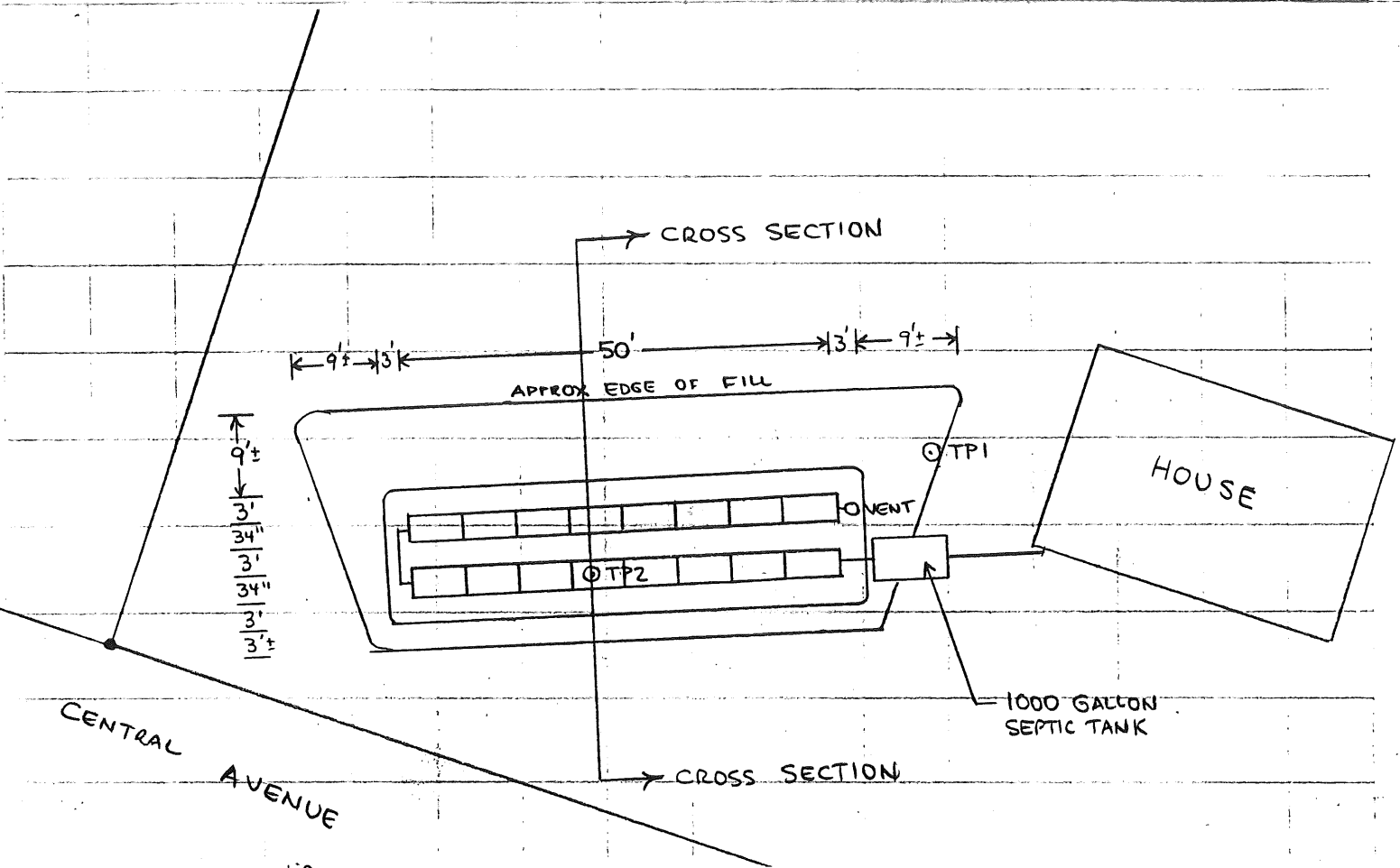
NOTE: THESE NEW HHE 200 FORMS ARE A MODIFICATION STATE COPY OF THE ORIGINAL SITE EVALUATION CONDUCTED IN 1986 AND WERE PREPARED AND DESIGNED BY NORMAN V. FJWADDEL

Norman V. Fjwaddel 8/28/98

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

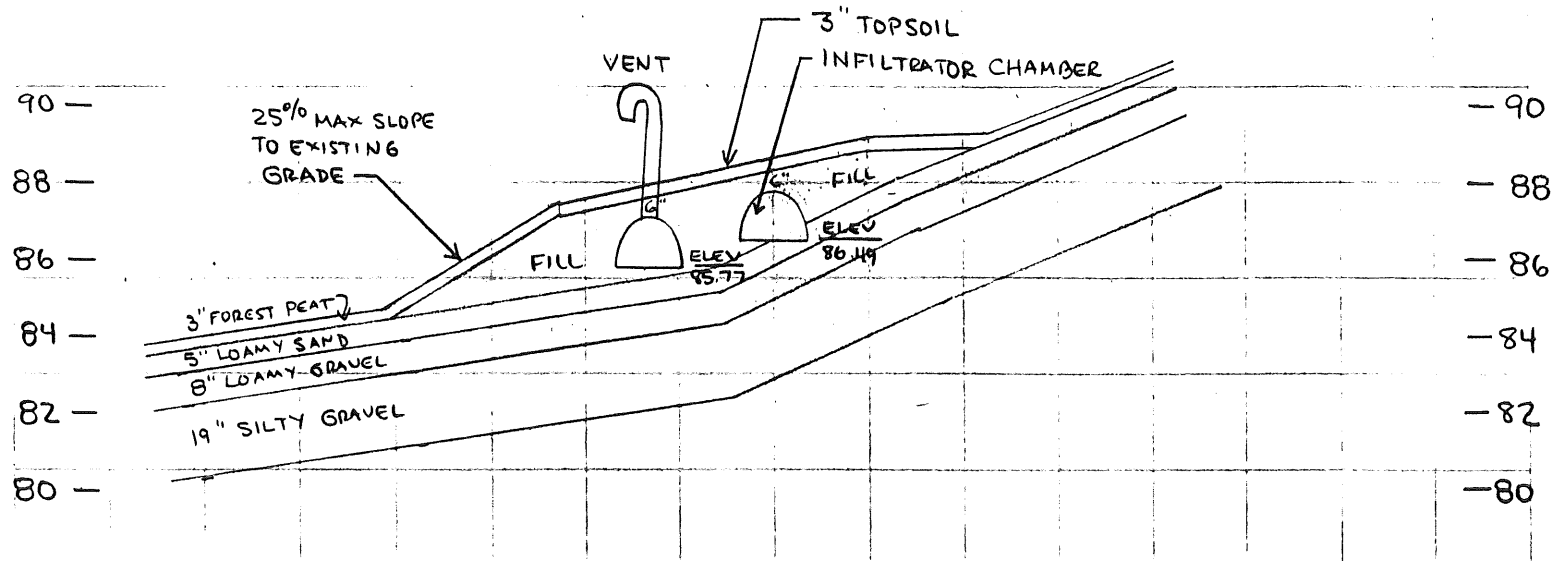
Town, City, Plantation PORTLAND PEAKS ISLAND	Street, Road, Subdivision CENTRAL AVE LOT 1 GRANT SUBDIVISION	Owners Name RICHARD GRANT
--	---	-------------------------------------

SUBSURFACE WASTEWATER DISPOSAL PLAN	Scale 1" = <u>20</u> FL
--	-------------------------



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope) <u>8"</u>	Reference Elevation is <u>89.35</u>	TOP OF IRON PIPE AT SOUTH WEST CORNER OF LOT 1
Depth of Fill (Downslope) <u>26"</u>	Bottom of Disposal Area SEE CROSS SECTION	
	Top of Distribution Lines or Chambers " " "	

DISPOSAL AREA CROSS SECTION	Scale:
	Vertical: 1 inch = 5 FL
	Horizontal: 1 inch = 10 FL



William B. Goodwin
Site Evaluator or Professional Engineer's Signature

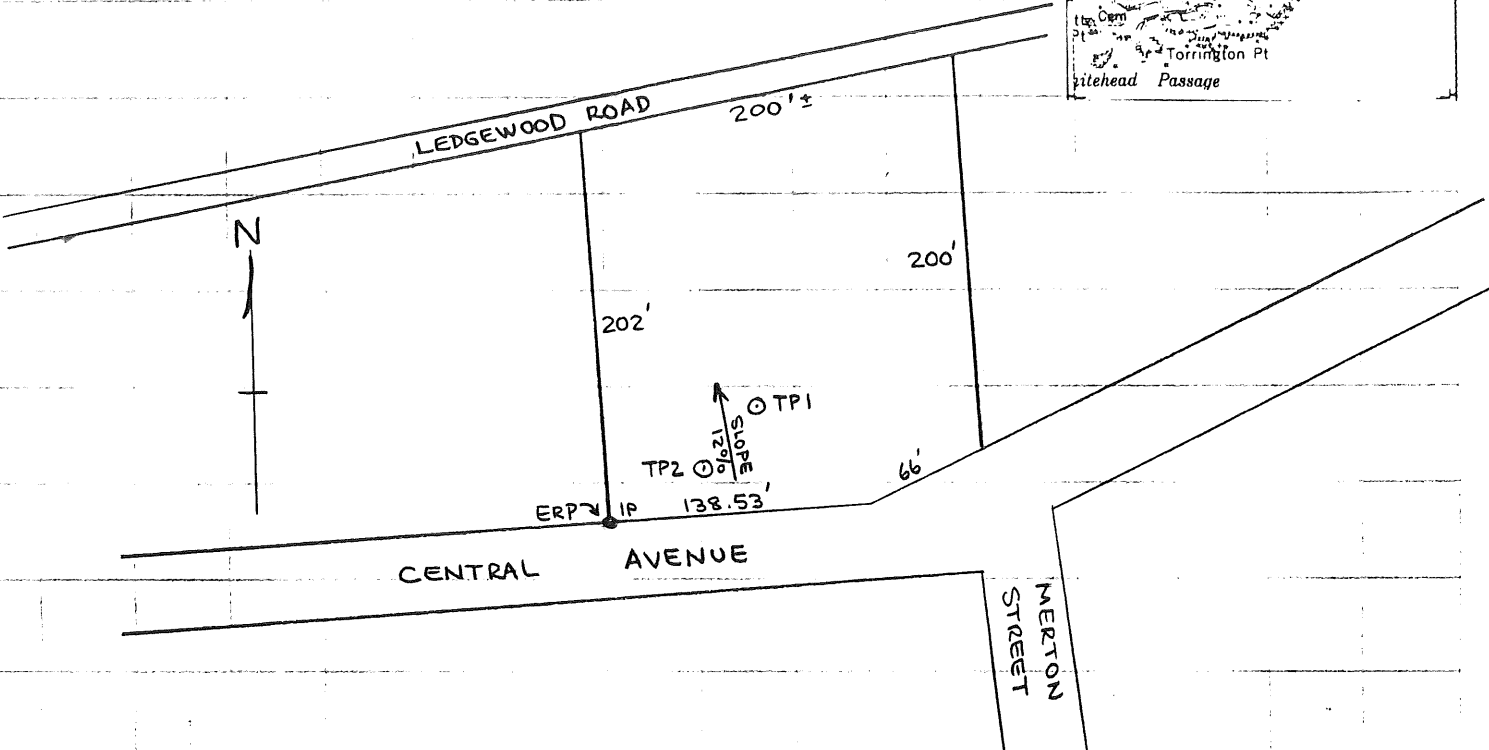
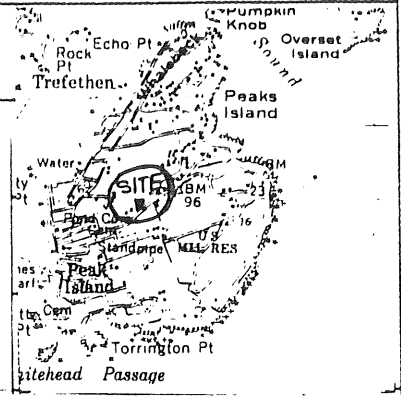
0003/4814
SE # / PE #

8/28/98
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation PORTLAND PEAKS ISLAND	Street, Road, Subdivision CENTRAL AVE LOT 1 GRANT SUBDIVISION	Owners Name RICHARD GRANT
SITE PLAN		Scale 1" = <u>100</u> Ft.



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ Test Pit Boring
3" FOREST PEAT " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND		DARK BROWN	
6		LOOSE		
10	GRAVEL		RED BROWN	NONE
15				
20	SILTY SAND	MODERATELY FRIABLE	GRAY BROWN	FEW
30				
40				
50				

Soil Profile: <u>4</u>	Classification Condition: <u>AIII</u>	Slope: <u>12±</u> %	Limiting Factor: <u>26</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
------------------------	---------------------------------------	---------------------	----------------------------	--

Observation Hole 2 Test Pit Boring
3" FOREST PEAT " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND		DARK BROWN	
6	LOAMY GRAVEL	LOOSE	RED BROWN	NONE EVIDENT
10				
15				
20	SILTY GRAVEL		YELLOW BROWN	
30				
40				
50				

Soil Profile: <u>4</u>	Classification Condition: <u>AIII</u>	Slope: <u>12±</u> %	Limiting Factor: <u>32</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock
------------------------	---------------------------------------	---------------------	----------------------------	--

William B. Goodwin
Site Evaluator or Professional Engineer's Signature

0003/4814
SE# / PE#

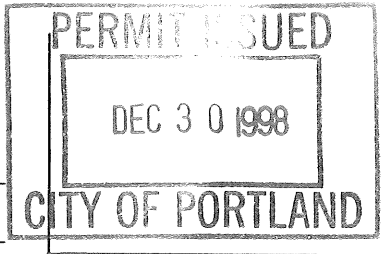
8/28/98
Date

Plan in central file



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 981458
Portland, Maine, _____



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

GBL# 087-F-001

The undersigned hereby applies for amendment to Permit No. 981221 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 146 Central Ave. Peaks Island, ME 04108 Within Fire Limits? _____ Dist. No. _____

Owner's name and address Richard Grant 614 Seashore Ave. P.I. 04108 Telephone 766-5002

Lessee's name and address _____ Telephone _____

Contractor's name and address SAA Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building 1 Family No. families _____

Last use _____ No. families _____

Increased cost of work _____ Additional fee 25.00

Description of Proposed Work

House style changed from cape to raised ranch.



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.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

*IR-1 zone
OK with same conditions
12/29/98*

Signature of Owner

Richard Grant

Approved: _____

Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Tom H...

BUILDING PERMIT REPORT

DATE: 23 DEC. 98 ADDRESS: 146 Central Ave. P.I. CBL 087-F-001
REASON FOR PERMIT: Change style of Home Cape To raised Rango #981221
BUILDING OWNER: Richard Grant
CONTRACTOR: [Signature]
PERMIT APPLICANT: [Signature]
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, *2.5, *2.6, *3, *5, *6, *8, *9, *10, *11, *12, *16, *23, *24, *25, *26, *27, *28, *29, *30, *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. (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')
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)
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 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)

* 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.

* 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.

* 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.

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

* 31. The 2x8 rafters max. span is 14'5" @ 16" O.C.,

* 32. One more your est. is low @ 50,000 For This - Please revise est.,

33.

P. Samuel Hoffses, Building Inspector

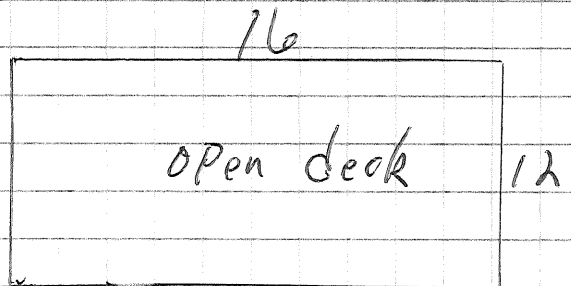
cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

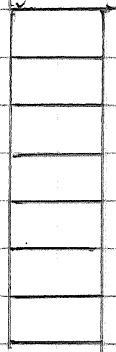
~~14 Seaskov~~
146 Central Ave.
Peaks Is., Ar.

8/17/01

revised plan



relocated stairs
→



Raised ranch

no chimney

