

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

PERMIT ISSUED

Permit No: 02-0608	Issue Date: AUG 19	CBL: 087 H004001
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Location of Construction: 347 Island Ave, Peaks Island	Owner Name: Richard Stephen L & Lynne Jts	Owner Address: 347 Island Ave	Phone: CITY OF PORTLAND
Business Name: n/a	Contractor Name: McTigue, Construction	Contractor Address: 97 Brackett Ave, P.I. Portland	Phone: 2077662676
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: IR2

Past Use: Single Family	Proposed Use: Single Family / Add 20' x 30' living area, including study and bath.	Permit Fee: \$338.00	Cost of Work: \$45,000.00	CEO District: 3
Proposed Project Description: Add 20' x 30 Living area, including study and bath.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 8/16/02 	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 06/05/2002	Zoning Approval
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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..	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"/> Date: 8/16/02	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 Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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9/9/02 OK to place smothering,
Set Backs OK. AR

10/24/02 Plumbing close in & 1st FL Bath close in
Inspected Floor framing and structural^{OK} of
1st Floor. BCI joist are 450's which meet
design load span. JB

10/20/20
\$10

16

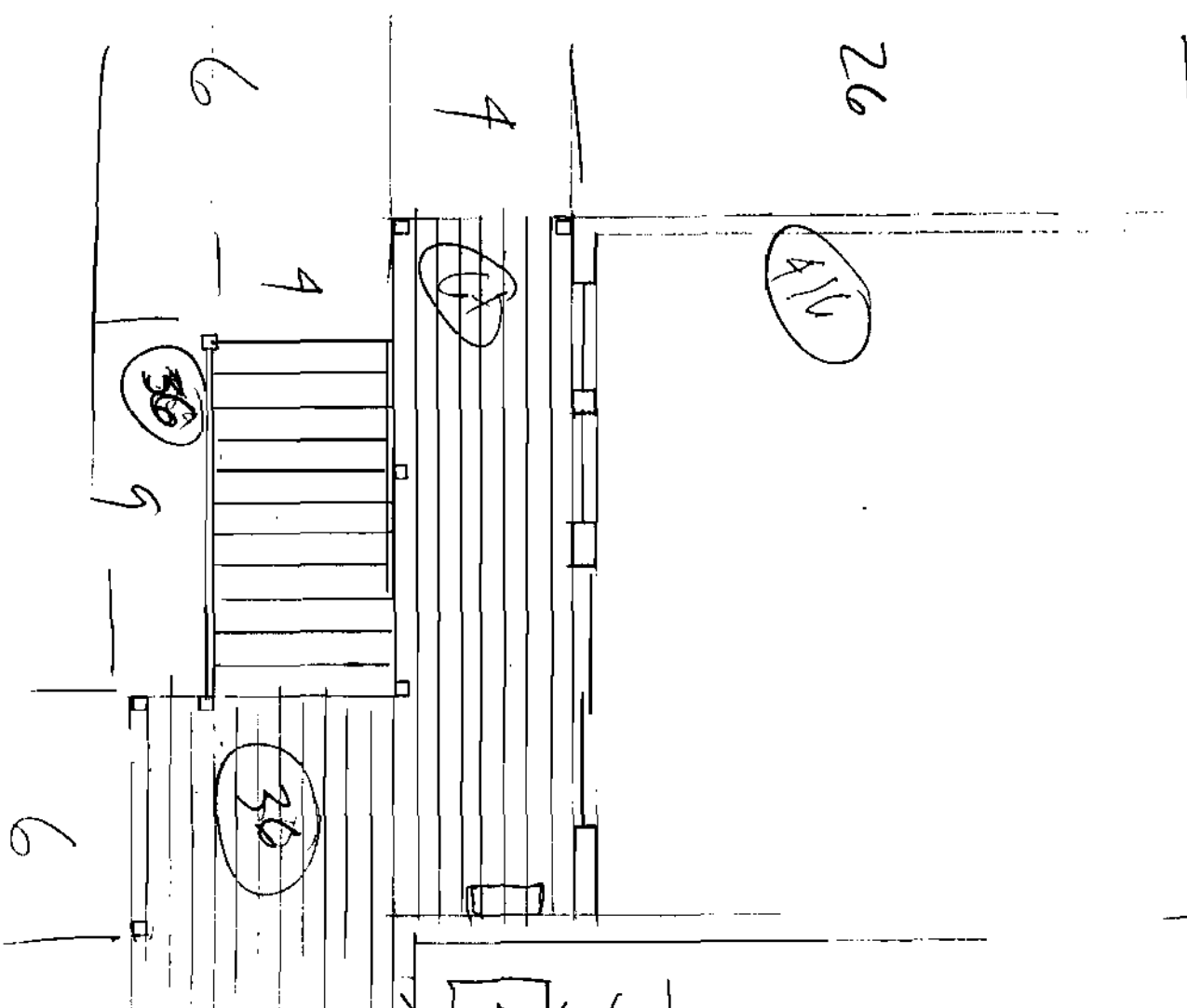
HOUSE	22 x 30	660
BACK HALL	8.25 x 8.25	68
FORECH	22 x 6	132
STAIRS	6 x 9.5	57
		<hr/> 917

20% PROFITRY 1413.6
7068 → - 917

ALLOW — 496.6
FOR
ADDITION

416
64
36
36
<hr/> 552
- 57
495

FR STAIRS
59 FT



-57

2-0608

Building

Approved with Conditions

Mike Nugent



08/16/2002

06/11/2002



Mike Nugent

08/16/2002

IMPORTANT CONDITION!!!!!!!!!!!!!!!!!!!!
16' span on BCI 400's WILL NOT WORK..A new compliant floor design must be provided prior to
commencement of framing. IMPORTANT>>>>IMPORTANT

06/07/2002

gg

08/16/2002

mjn

2-0608

Zoning

Approved with Conditions

Mike Nugent



08/16/2002

06/11/2002



Mike Nugent

08/16/2002

Must comply with IR2 Space and Bulk standards

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 020608

This is to certify that Richard Stephen L. & Lynne McTigue Construction
has permission to Add 20' x 30 Living area, including study and bath
AT 347 Island Ave. Peaks Island L 087 H004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is laid or closed-in.
48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

Residential Floor Span Tables

Joist Depth	BCI Joist Series	★★★ THREE STAR ★★★					★★★★ FOUR STAR ★★★★★					CAUTION ★ MINIMUM STIFFNESS ALLOWED BY CODE ★ CAUTION				
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.
9½"	400s	16'-11"	15'-5"	14'-7"	13'-7"	12'-3"	13'-2"	12'-0"	11'-4"	10'-6"	9'-6"	18'-8"	17'-1"	16'-2"	14'-5"	12'-3"
	450s	17'-6"	16'-1"	15'-2"	14'-2"	12'-11"	13'-6"	12'-6"	11'-10"	10'-11"	9'-11"	19'-6"	17'-10"	16'-10"	15'-6"	13'-4"
	500s	18'-4"	16'-8"	15'-9"	14'-8"	13'-4"	14'-4"	13'-0"	12'-3"	11'-4"	10'-3"	20'-3"	18'-6"	17'-5"	16'-3"	14'-3"
11½"	400s	20'-1"	18'-4"	17'-4"	16'-2"	14'-1"	15'-9"	14'-4"	13'-6"	12'-6"	11'-4"	22'-3"	20'-4"	18'-9"	16'-8"	14'-1"
	450s	21'-0"	18'-2"	18'-1"	16'-10"	15'-0"	16'-5"	14'-11"	14'-1"	13'-0"	11'-10"	23'-3"	21'-2"	20'-0"	18'-1"	15'-0"
	500s	21'-10"	18'-10"	18'-8"	17'-5"	15'-0"	17'-0"	15'-6"	14'-7"	13'-6"	12'-3"	24'-1"	22'-0"	20'-9"	19'-4"	15'-0"
	800s	22'-8"	20'-8"	19'-5"	18'-1"	16'-5"	17'-8"	16'-1"	15'-1"	14'-0"	12'-6"	25'-1"	22'-10"	21'-7"	20'-1"	17'-3"
	900s	25'-6"	23'-4"	22'-0"	20'-5"	18'-8"	20'-0"	18'-2"	17'-0"	15'-9"	14'-2"	28'-5"	25'-10"	24'-4"	22'-7"	19'-4"
14"	400s	22'-10"	20'-10"	19'-8"	18'-4"	14'-3"	17'-10"	16'-3"	15'-4"	14'-3"	12'-11"	25'-3"	22'-7"	20'-7"	18'-5"	14'-3"
	450s	23'-10"	21'-8"	20'-6"	19'-1"	15'-2"	18'-8"	16'-11"	15'-11"	14'-10"	13'-5"	26'-4"	24'-1"	22'-5"	20'-0"	15'-2"
	500s	24'-8"	22'-6"	21'-3"	19'-9"	15'-2"	19'-4"	17'-7"	16'-8"	15'-4"	13'-11"	27'-4"	24'-11"	23'-6"	20'-3"	15'-2"
	600s	25'-9"	23'-5"	22'-1"	20'-6"	17'-5"	20'-1"	18'-3"	17'-2"	15'-11"	14'-5"	28'-5"	25'-11"	24'-5"	22'-9"	17'-5"
	800s	29'-1"	26'-5"	24'-11"	23'-1"	19'-8"	22'-9"	20'-7"	19'-4"	17'-10"	16'-1"	32'-2"	28'-3"	27'-7"	25'-7"	19'-8"
18"	450s	28'-5"	24'-1"	22'-9"	20'-5"	15'-4"	20'-8"	18'-10"	17'-8"	16'-5"	14'-11"	29'-2"	26'-7"	24'-3"	20'-5"	15'-4"
	500s	27'-5"	25'-0"	23'-6"	20'-5"	15'-4"	21'-5"	19'-6"	18'-4"	17'-0"	15'-4"	30'-3"	27'-7"	25'-7"	20'-5"	15'-4"
	600s	28'-6"	25'-11"	24'-6"	22'-9"	17'-7"	22'-3"	20'-3"	19'-0"	17'-7"	15'-11"	31'-6"	28'-8"	27'-1"	23'-5"	17'-7"
	900s	32'-2"	28'-3"	27'-6"	25'-7"	19'-7"	25'-2"	22'-9"	21'-5"	19'-6"	17'-10"	35'-7"	32'-5"	30'-6"	26'-2"	19'-7"

- Table values assume that sheathing is glued and nailed to the joists.
- Table values represent the most restrictive of simple or multiple span applications.
- Table values are based on residential floor loads of 40 PSF live load and 10 PSF dead load.
- Table values are the maximum allowable clear distance between supports.

- Table values assume minimum bearing lengths without web stiffeners for joist depths of 18 inches and less.
- This table was designed to apply a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC Calc software.

- ★★★ Live Load deflection limited to L/480.
- ★★★★★ Live Load deflection limited to L/960 to provide a floor that is much stiffer for the more discriminating purchaser.
- ★ Live Load deflection limited to L/360 as allowed by the building code. (Shaded values do not satisfy the requirements of the North Carolina State Building Code. Refer to the THREE STAR table when spans exceed 20 feet.)

About Floor Performance

The performance of a floor is a matter of opinion, the "feel" that might be acceptable to one person may not be acceptable to another. Many factors affect the perceived performance of a floor system, some of them are:

- The depth of the joist
- Continuous or simple spans
- Decking and flooring material
- Gluing and nailing the decking
- On-center spacing of the joist system
- Lack of drywall attached to underside of joist
- Level bearings
- Location of walls and columns

To improve the performance of a floor system, a designer will frequently change the deflection criteria from L/360 to L/480 or higher. One way to accomplish this is by reducing the on-center spacing of the joist. The load capacity of the joist system will be increased but the "feel" of the floor system will not be significantly changed. The stiffness of a floor system is significantly increased and the vibration is reduced by increasing the joist depth. To illustrate this, see the BCI span table above.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- BM **Footing/Building Location Inspection:** Prior to pouring concrete
- BM N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete
- BM NA **Foundation Inspection:** Prior to placing ANY backfill
- BM **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- BM **Final Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

BM **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

BM N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Thomas F. M. Figli
Signature of applicant/designee

8.19.02
Date

Jeanne Bourke
Signature of Inspections Official

8/19/02
Date

CBL: 87-H-4 Building Permit #: 02-0608

McTigue Construction
87 Brackett Avenue
Peaks Island
Phone: 1-207-7662676
Fax: 1-207-7662676

**McTigue
Construction**

Fax

To: Mike Neugent

From: Bobby McTigue

Fax: 8748716

Date: August 14, 2002

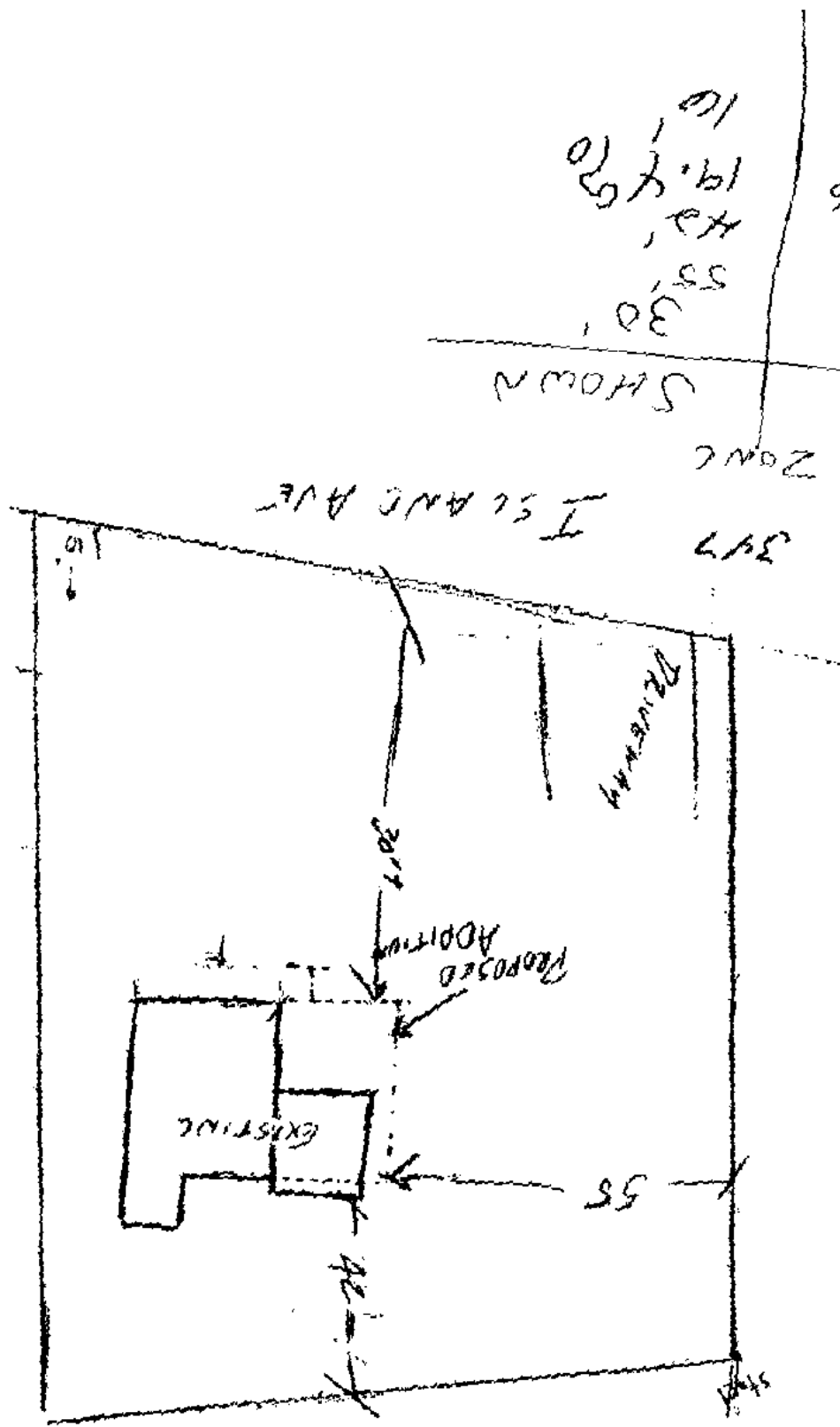
Phone: [\[Click here and type phone number\]](#)

Pages: [\[Click here and type number of pages\]](#)

Re: Richard, 347 Island Avenue, Peaks Island CC: [\[Click here and type name\]](#)

Urgent For Review Please Comment Please Reply Please Recycle

Comments: This is the plot plan for 347 Island Avenue, Peaks Island.

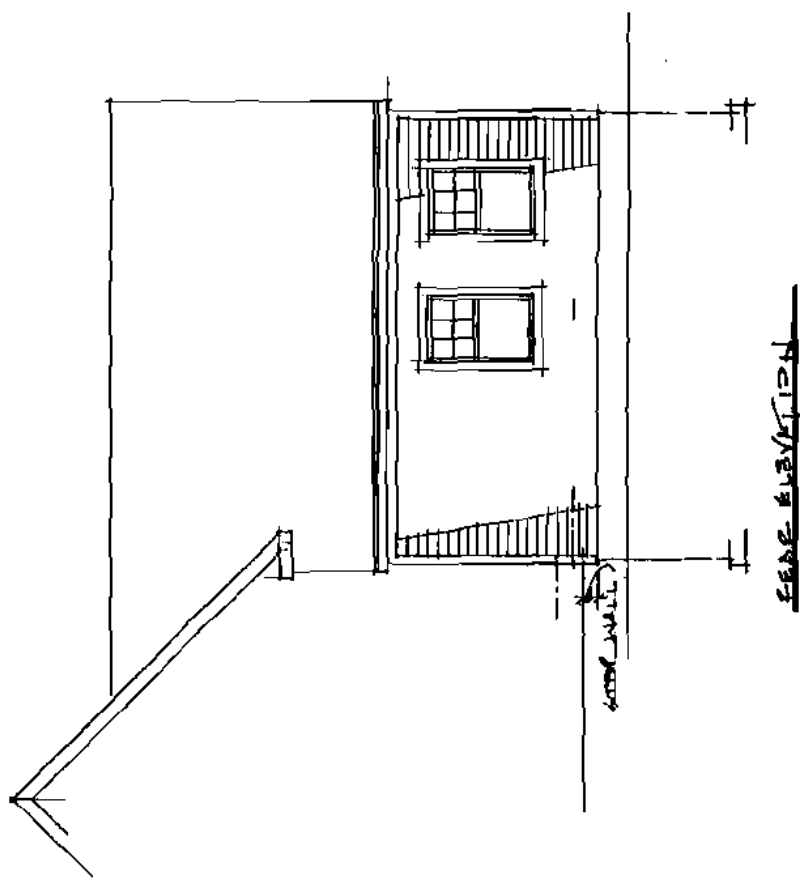


347
 IR-2 ZONE
 RECORDED
 FRONT 25'
 SIDES 20'
 REAR 25'
 COVERAGE 20%
 HEIGHT 35'

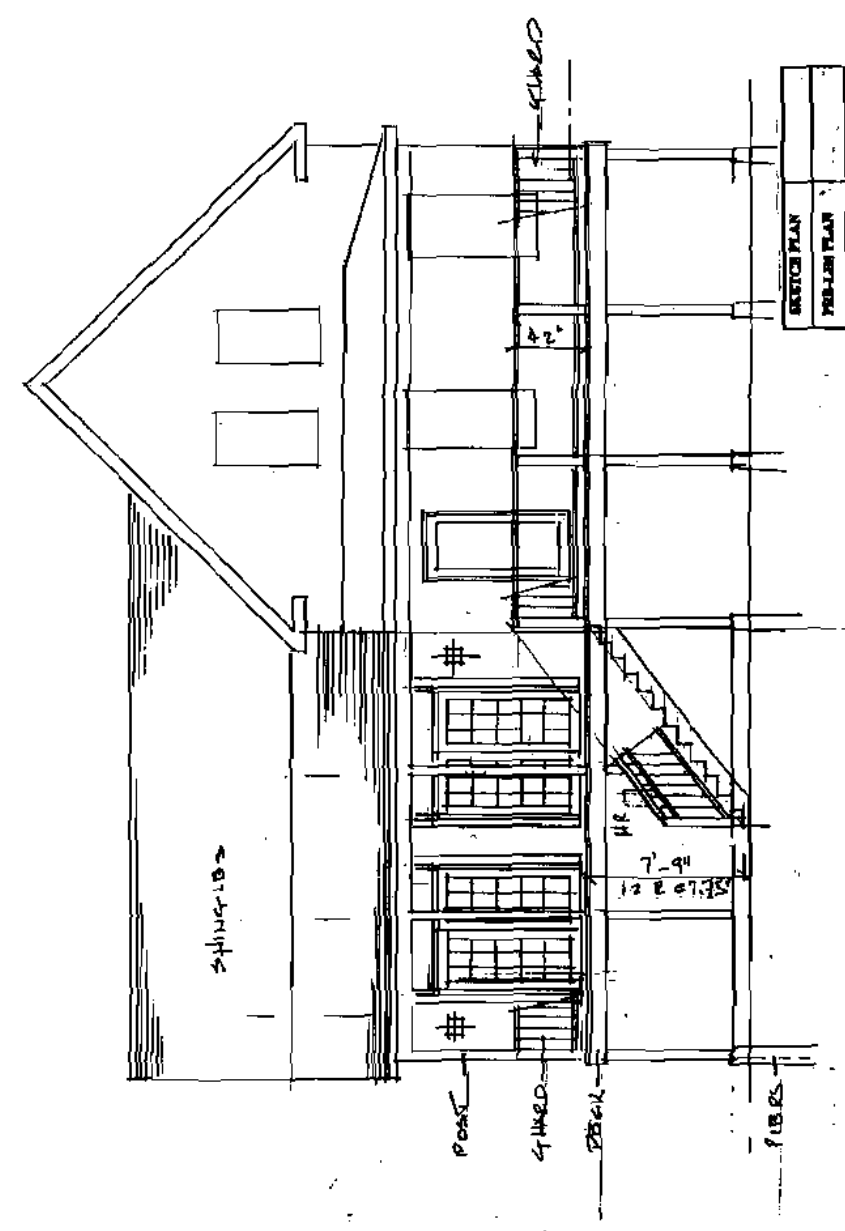
30'
 55'
 42'
 19.45'
 10'

SHOWN

628583.28678284M
 287 7662810

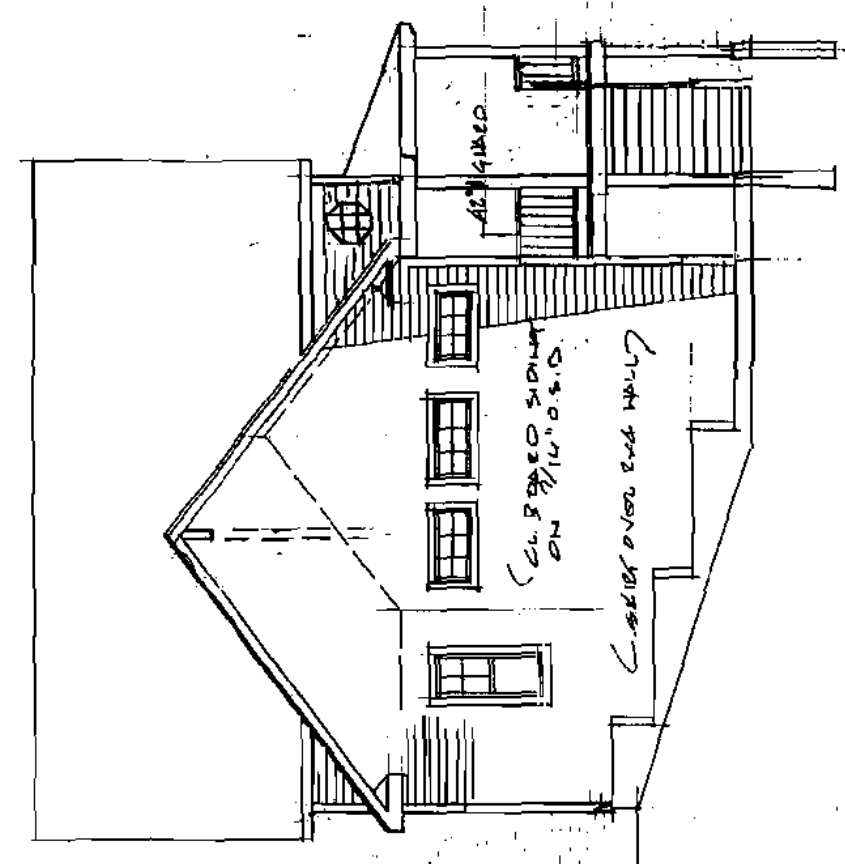


SIDE ELEVATION



FRONT ELEVATION

SKETCH PLAN	
PRELIM PLAN	
FINAL PLAN	N
RELEASED FOR CONSTRUCTION	



SIDE ELEVATION

CL. 5' 0" SIDING ON 1/4" O.S.D.
 CARRIER OVER END WALL

4" 4" 4" 4"

7'-9"
 12 R 07.25

POST

4" 4"

DECK

RIBS

SHINGLES

WOOD WALL

