

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

Location of Construction: *** 38 Lower A St. Peaks Island, ME		Owner: *** Ann & Peter Cannon		Phone: 766-2157	Permit # 40781
Owner Address: Same	Lessee/Buyer's Name: N/A	Phone: N/A	Business Name: N/A		
Contractor Name: Jay S. Traunig		Address: 1 Fiddle Lane, PO Box 325 Cornish, 04020		Phone:	
Past Use: Single Family	Proposed Use: Same	COST OF WORK: \$ 30,000.00	PERMIT FEE: \$ 204.00	INSPECTION: Use Group: B Type 5B 500999	
Proposed Project Description: Interior Renovations <u>AND Addition</u>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: <i>[Signature]</i> Date:	
Permit Taken By: Gina	Date Applied For: July 11, 2000 CG				

PERMIT ISSUED
JUL 14 2000
CITY OF PORTLAND
Zone: **T-9** CBL: **87-HH-026**
Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor 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..

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: July 11, 2000 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

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT **3**

COMMENTS

11-1-00 checked footing - foundation is to be pinned went over plans. OK. to proceed GR

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

BUILDING PERMIT REPORT

DATE: 12 July 2000 ADDRESS: 38 Lower A St. P.I CBL: 08744-026

REASON FOR PERMIT: Interior renovations

BUILDING OWNER: The Cannon

PERMIT APPLICANT: _____ CONTRACTOR Jay S. Traurig

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: \$30,000 PERMIT FEES: \$24.00

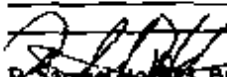
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *5, *3, *11, *13, *15, *19, *27, *32, *34, *36, *37

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approval from the Development Review Coordination and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. 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 1813.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. 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
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height: all Use Groups 42". 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". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. 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 20 inches (508mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. 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)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.32 (BOCA National Building Code/1999), 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
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics)
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. To remain in family
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
36. Skewed glazing and skylights shall comply with section 2405.0
37. Concrete floor shall comply with section 1905.0


 D. Samuel, Building Inspector
 cc: L.L. McDougall, PFD
 Marge Schumackel, Zoning Administrator

PSH 1/16/00

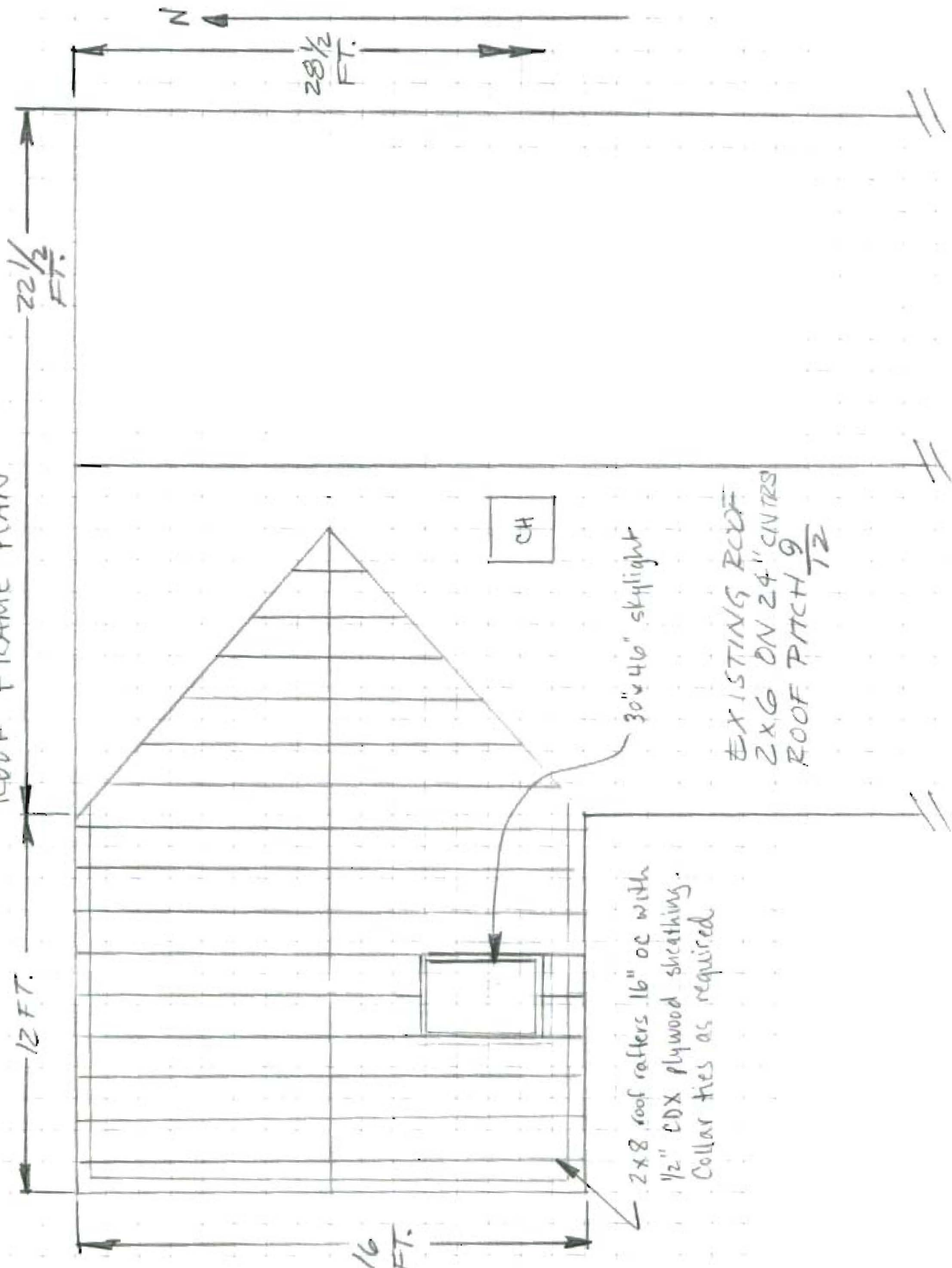
**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00**

***** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

ROOF FRAME PLAN



22 1/2 FT.

28 1/2 FT.

12 FT.

16 FT.

CH

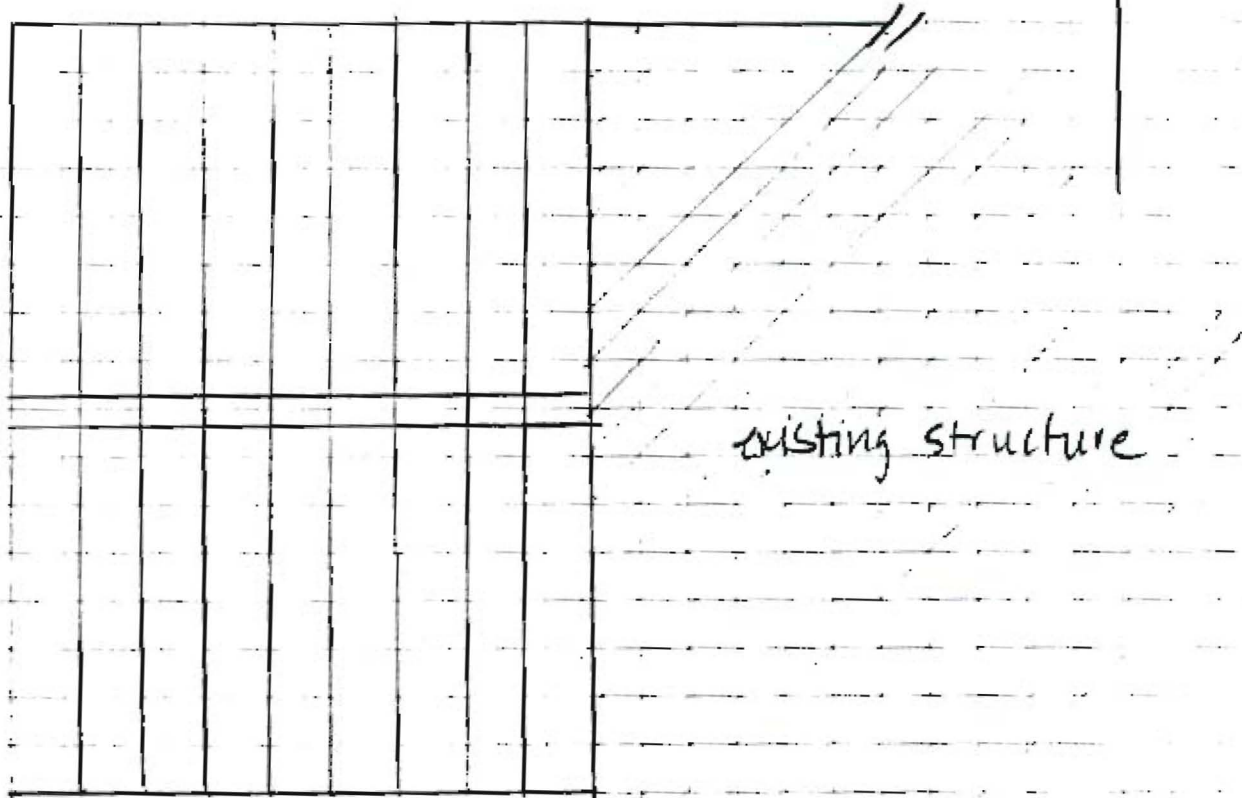
30" x 46" skylight

EXISTING ROOF
2x6 ON 24" CENTERS
ROOF PITCH 9/12

2x8 roof rafters 16" oc with
1/2" CDX plywood sheathing.
Collar ties as required.

attic floor and 2nd floor frame plan 1"=4'

N



existing structure

2x8 floor joists 16" oc
with beam in middle

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 other charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 38 Lower A St. Peaks Island, Me. 04108

Tax Assessor's Chart, Block & Lot Number Chart <u>087</u> Block# <u>H4</u> Lot <u>0210</u>		Owner: <u>Ann + Peter Cannon</u>	Telephone: <u>766-2157</u>
Owner's Address: <u>SAME</u>		Lease/Buyer's Name (If Applicable): <u>N/A</u>	Cost Of Work: <u>\$30,000</u> For <u>\$204.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Demolish existing 12x12 one-story ell; replace with 12x16 two-story ell on frost wall. Create cathedral ceiling in master bedroom; replace roof. Exterior Rear</u>			
Contractor's Name, Address & Telephone: <u>Jay S. Traunig 1 Fiddle Lane P.O. Box 325 Cornish Me. 04020</u>		Built By: <u>Gina</u>	

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:

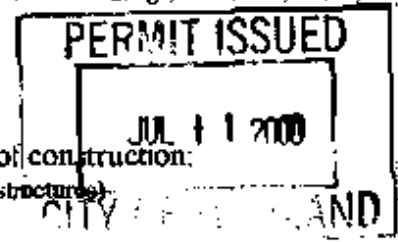
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Ann Cannon Date: 7/11/00

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Proposal

J. S. TRAUNIG

One Fiddle Lane - P.O. Box 325

Cornish, Maine 04020

Phone: 207/625-3318

Fax: 207/625-3318

PERSON SUBMITTED TO Ann and Peter Cannon	PHONE	DATE July 2, 2000
STREET 38 Lower A Street	YOUR NAME Cannon Renovations	
CITY, STATE AND ZIP CODE Peaks Island, Maine 04108	JOB LOCATION 38 Lower A St., Peaks Island, Maine	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

- Main House: Strip existing roof and apply new 3-tab 25 year roof shingles. Owner to dispose of old shingles. \$ 2,500.00
 - Create cathedral ceiling in master bedroom.

Frame into existing roof rafters with 2x8 framing stock to allow for insulation.

Install collar ties where needed. Frame wall to attic space.

Install 2 large replacement windows in bedroom and 2 small replacement windows in gable ends (one in bedroom and one in attic on opposite side).

Install one skylight.

Insulate, sheetrock and tape. 7,500.00
 - Build 12' x 16' addition on foundation provided by owners.

2x8 floor joists 16" oc with support beams in middle and 1/2" CDX plywood sub-floors. 2x4 wall framing 16" oc with 1/2" CDX plywood sheathing.

2x8 roof rafters 16" oc with 1/2" CDX plywood sheathing. Frame 2 closets, apply strapping for sheetrock.

Rough-in electrical wires. Insulate, sheetrock and tape.

Roof addition
Install 7 new windows. Apply clipboards and trim. 18,900.00
- TOTAL 528,900.00

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO DEBRA
TITLE, CITIBANK AND ITS
TITLE INSURER

The monumentation is set in harmony with
current deed description.

The building setbacks are set in conformity
with town zoning requirements.

The dwelling does not ~~appear~~ fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

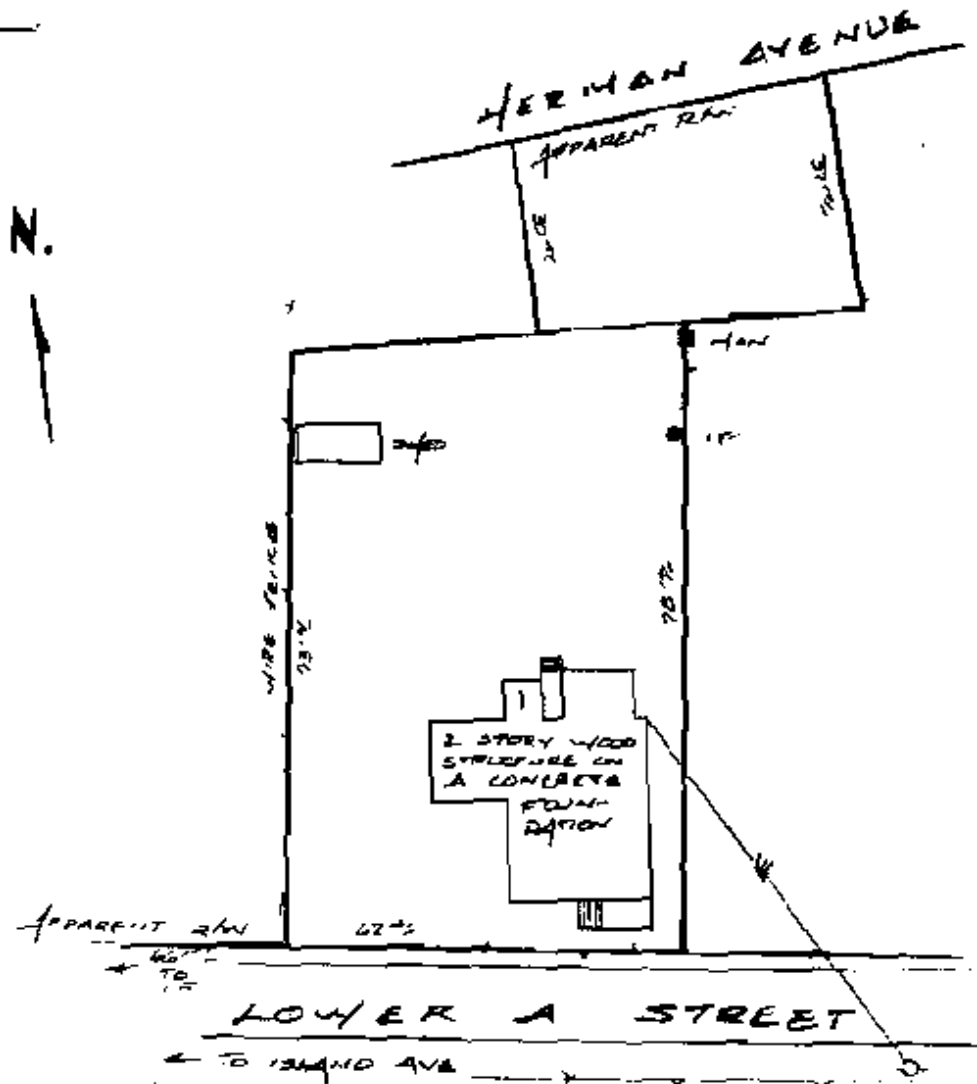
The land does not ~~appear~~ fall within the
special flood hazard zone as indicated on
community-panel # 230751 0015-B.

38 LOWER A STREET
PEARS ISLAND
PORTLAND MAINE

Job Number: 177-023
Inspection Date: 07-19-92
Scale: 1" = 30'

BUYER: PETER J AND ANN M. CANNON

SELLER: DEBRA TRASS



THIS PROPERTY IS SUBJECT TO ALL
RIGHTS AND EASEMENTS OF RECORD.
THOSE THAT ARE EVIDENT ARE SHOWN.
THIS PLAN MIGHT NOT REVEAL
CONFLICTS WITH ADJUTING DEEDS.

BRUCE R. BOWMAN, INC.
48 Mill Road
Cumberland, Maine 04021
Phone: (207) 629-3958



PLAN BOOK 516 PAGE 208 LOT 5
DEED BOOK 4532 PAGE 225 COUNTY CUMBERLAND

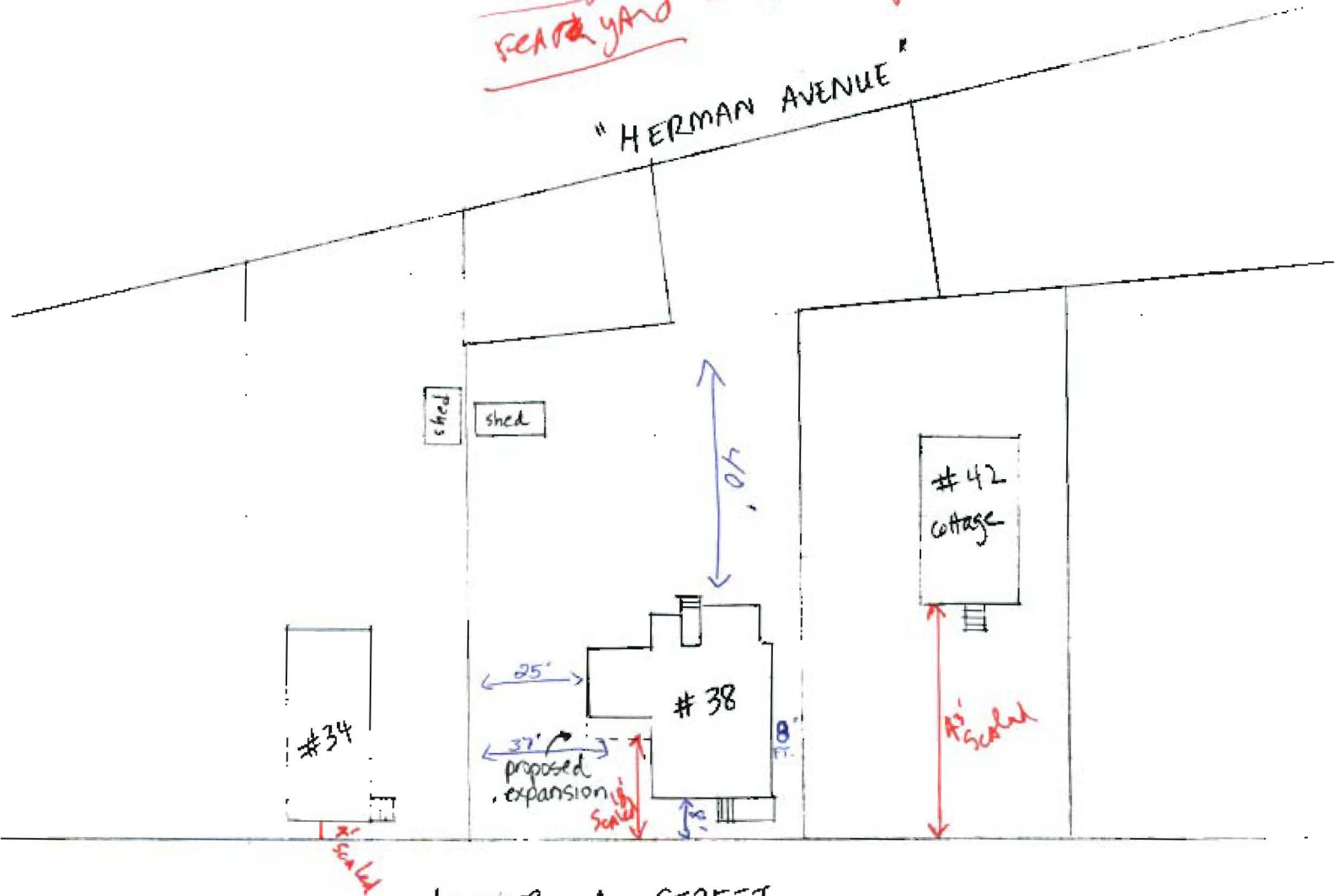
THIS PLAN IS NOT FOR RECORDING Drawn by: JHM

IR-2 zone 7/6/00 Ac

PLOT PLAN

Front yard - 14.5' req - 18' scaled
side yard - 20' req - 25' shown
rear yard - 25' req - 40' shown

"HERMAN AVENUE"



LOWER A STREET

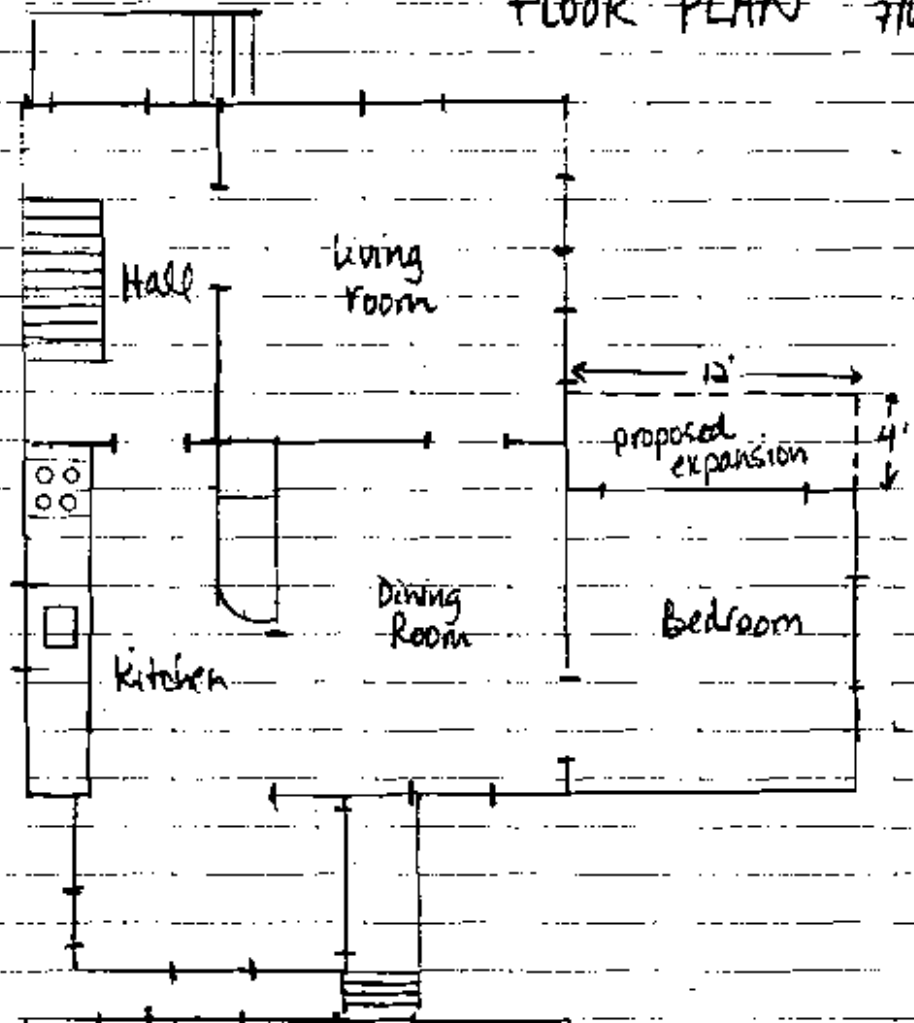
5/6 208 6
Plan book 12 Page 56 Lot 59

1" = 30'

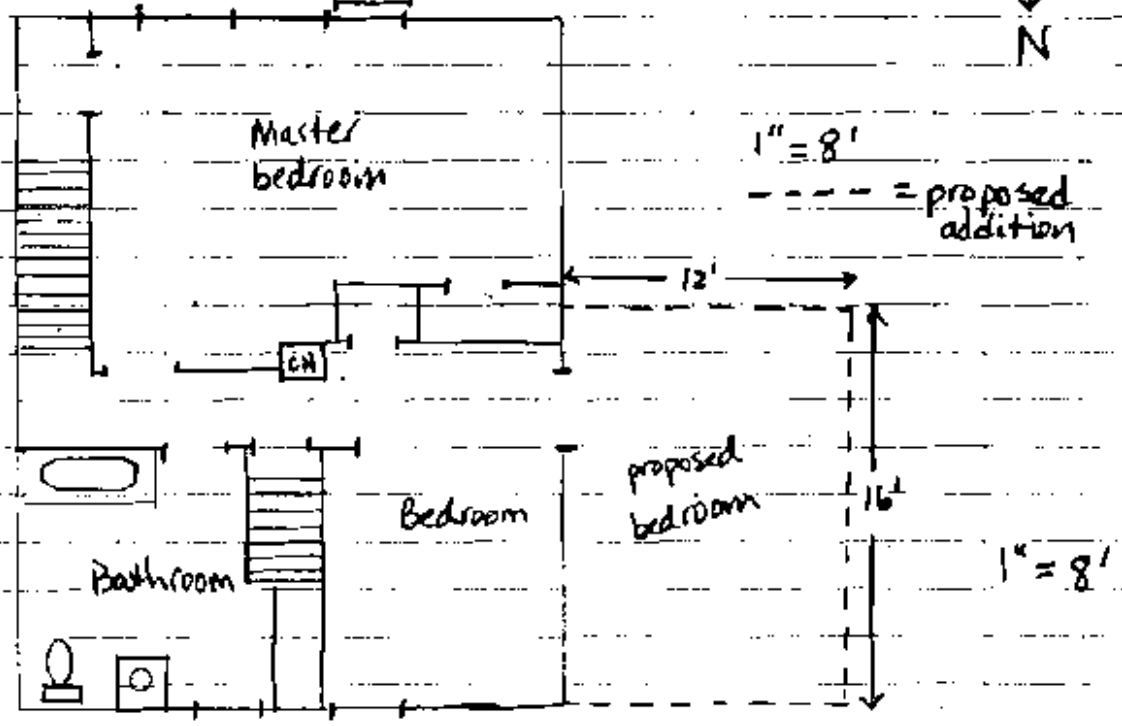
front setback can be averaged
4' scaled
25' req
 $\frac{29 + 2}{2} = 14.5'$ min req

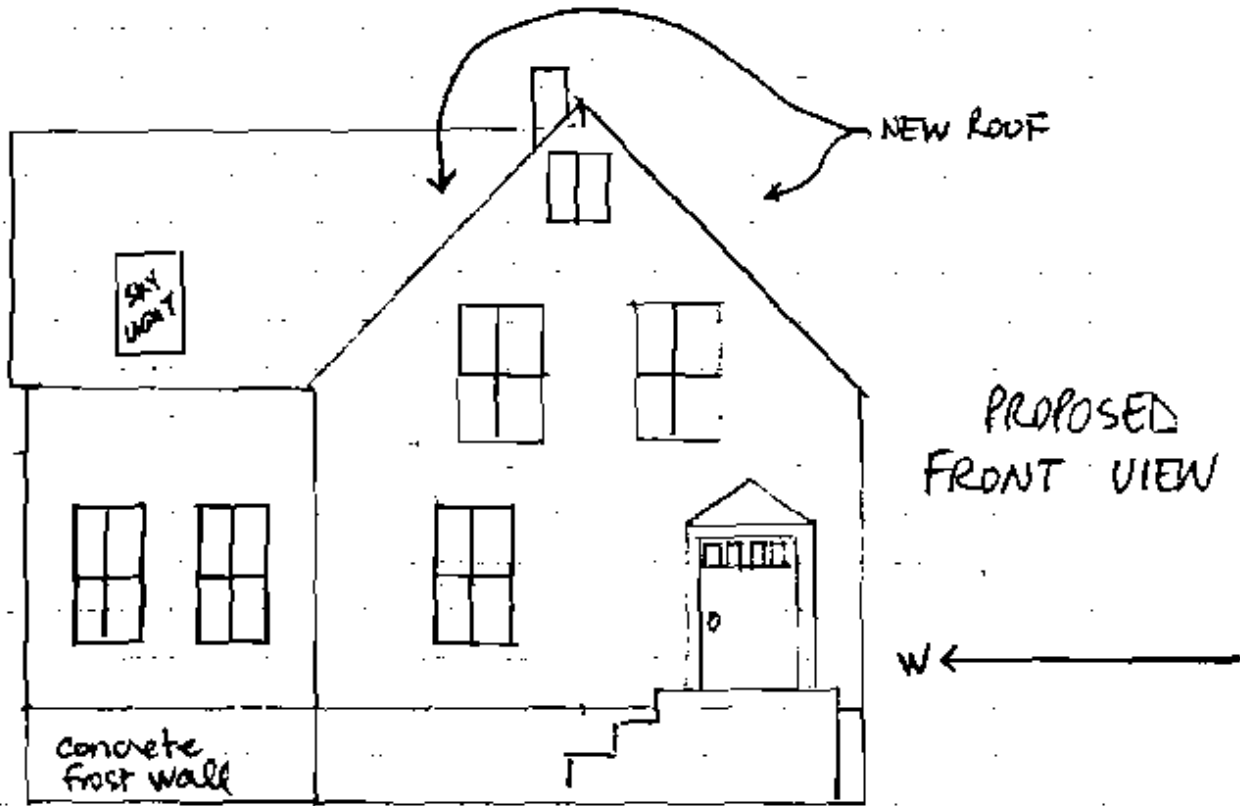
FLOOR PLAN 771400 AC

FIRST FLOOR



SECOND FLOOR





PROPOSED
FRONT VIEW

W ←

concrete
frost wall

proposed
addition



PROPOSED
SIDE VIEW

1" = 8'

N ←

proposed
addition



Rear View

proposed
addition

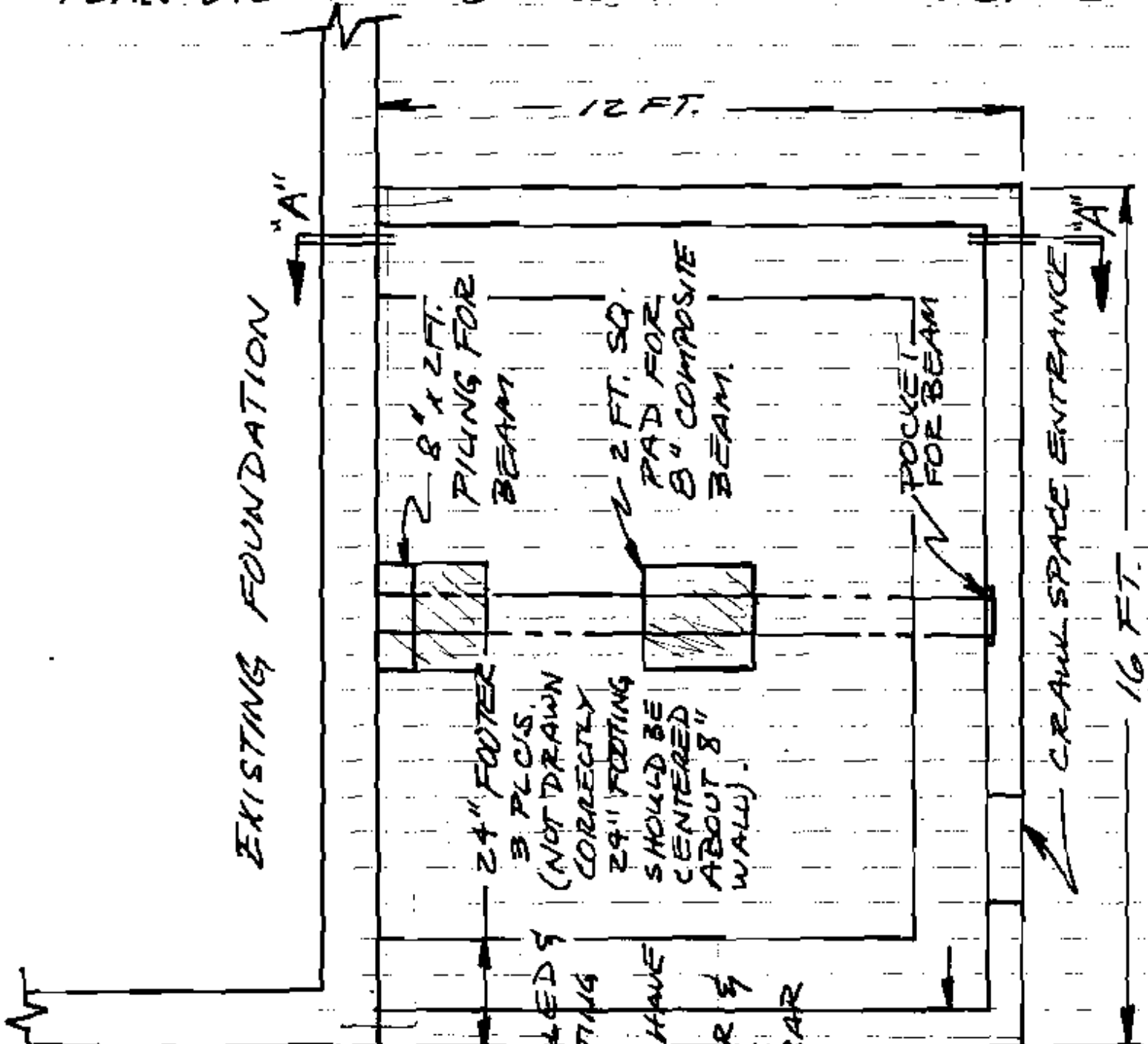


ADDITION FOUNDATION

7/19/00

PLAN VIEW $3/8" = 1 \text{ FT.}$

1 OF 2



EXISTING FOUNDATION

2 8" x 2 FT. PILING FOR BEAM

2 2 FT. SQ. PAD FOR 8" COMPOSITE BEAM

POCKET FOR BEAM

CRANK SPACE ENTRANCE

24" FOOTER 3 P.C.'S. (NOT DRAWN CORRECTLY)
29" FOOTING SHOULD BE CENTERED ABOUT 8" WALL.

NOTES:
NEW WALLS ARE TO BE DRILLED & PINNED TO EXISTING FOUNDATION.
NEW WALLS TO HAVE 2 FT ON CENTER VERTICAL REBAR & 3 FT ON CENTER HORIZONTAL REBAR



12"

8" 3 P.C.'S.

16 FT.

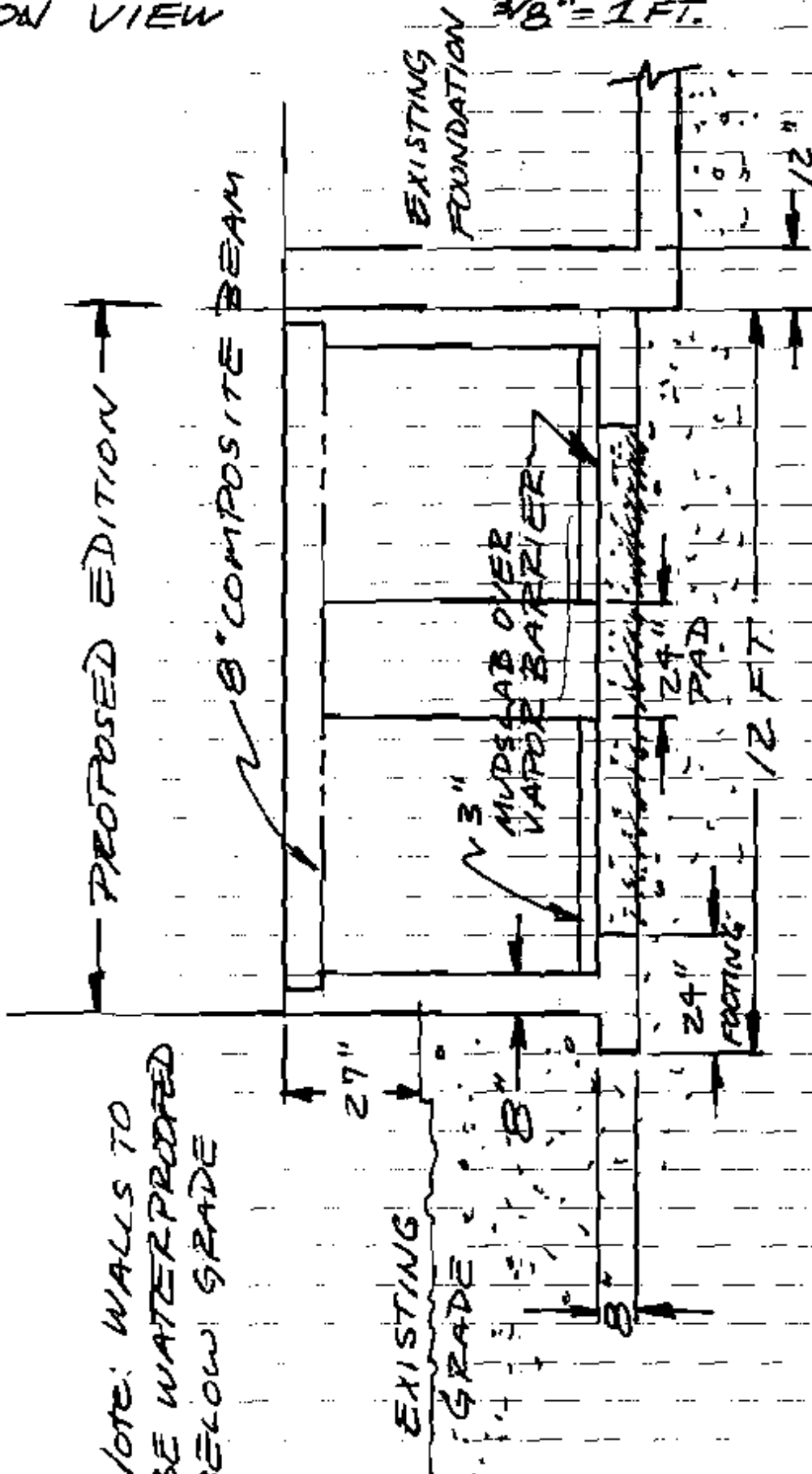
ADDITION FOUNDATION

7/9/00

SECTION VIEW

$\frac{3}{8}'' = 1 \text{ FT.}$

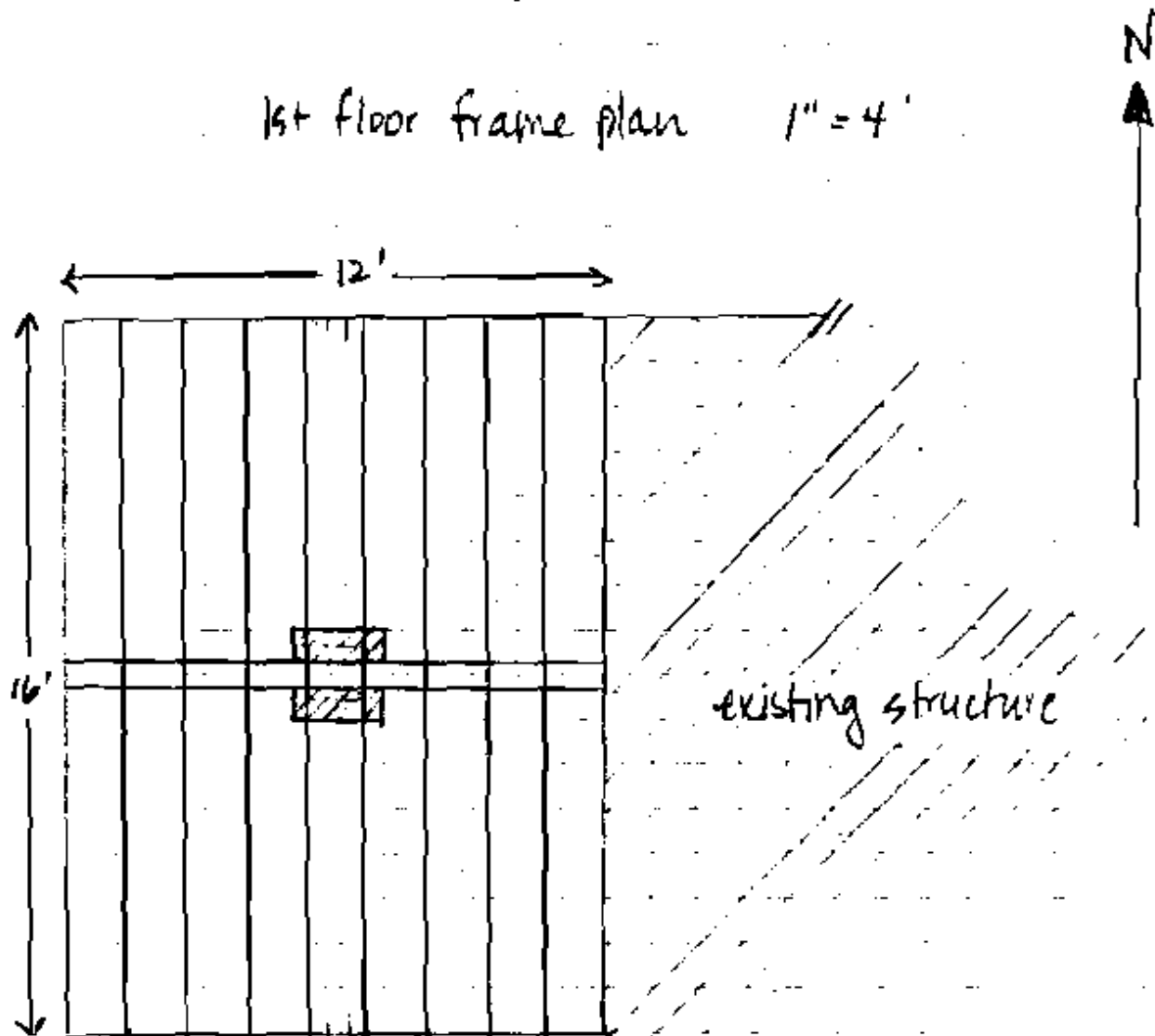
2 OF 2



NOTE: WALLS TO BE WATER-PROOFED BELOW GRADE

SECTION VIEW "A-A"
LOOKING AT ADDITION FROM STREET (FROM SHEET 1)

1st floor frame plan 1" = 4'



2x8 floor joists 16" oc.
with 8" composite beam in middle
supported by 24x24" concrete post.