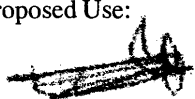


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 14 Centennial St Peaks Isl.		Owner: Zimmerman, William & Patty	Phone:	Permit No: 980222
Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:	PERMIT ISSUED MAR 17 1998 CITY OF PORTLAND
Contractor Name: Whitren, Arch.	Address: P.O. Box 404 Portland, ME 04112	Phone: 774-0111		
Past Use: 3-fam	Proposed Use: 	COST OF WORK: \$ 8,000.00	PERMIT FEE: \$ 60.00	Zone: ER-2 CBL: 087-00-007 Zoning Approval: 3 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"/>
Proposed Project Description: Demolish outlined portion of building		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 1 Type: 1	
		Signature: _____	Signature: _____	
Permit Taken By: Mary Grenik		Date Applied For: 05 March 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

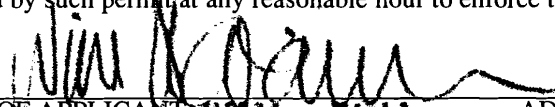
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

***** Change of use from 3-fam to 1-fam to be recorded on rebuild permit to follow.**

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



05 March 1998

SIGNATURE OF APPLICANT **William Winkelman** ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: 3/10/98

CEO DISTRICT 

BUILDING PERMIT REPORT

DATE: 16 March 98 ADDRESS: 14 Centennial St. 087-pp-pp7
REASON FOR PERMIT: Demo
BUILDING OWNER: Zimmerman
CONTRACTOR: Whitten Arch
PERMIT APPLICANT: Mr. Winkelman
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE SB

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: X1, X29

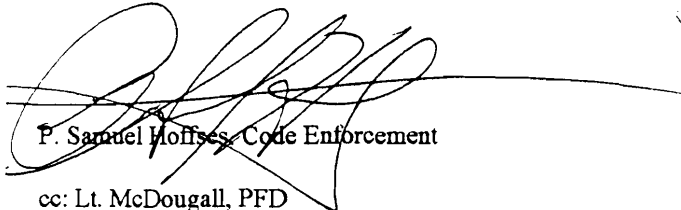
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

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.
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.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
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).
28. Please read and implement the attached Land Use-Zoning report requirements.
- x29. ALL Demolish material must be removed From The Island at owner expense
30. _____
31. _____
32. _____



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 14 Centennial St. Perks Isl. DATE: 3/12/98

REASON FOR PERMIT: Demolish portion of Bldg to 1st floor joists

BUILDING OWNER: Zimmerman C-B-L: 87-00-007

PERMIT APPLICANT: Will Winkelman

APPROVED: with conditions #9, #10 DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition A separate permit shall be required for rebuilding and/or change of use.

10. It is critical that this structure is not demolished to the ground, you should maintain your proposal to ~~demolish~~ demolish only to the 1st floor joists. No lower in order to maintain your present setbacks
Marge Schmuckal Marge Schmuckal, Zoning Administrator, Asst. Chief of Code Enforcement

Applicant: Will Walkman

Date: 3/12/98

Address: 14 Centennial St

Peaks Island

C.B.L.: 97-00-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~ENH~~ 8/8/98

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - ~~change~~

Demolish to 1st floor as per info provided

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Demolish 30" off ground - no lower to protect setback

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

To: Portland Inspections Office
Attn: Marge Schmuckal - Zoning Enforcement Officer
Fax: 874-8716

page 1 of 1

From: Will Winkelman @ Whitten Architects ph 207-774-0111 fax 207-774-1668
Date: 12 March 1998

Re: Demolition permit for Zimmerman's residence @ 141 Semennial Rear, Peaks Island. (87-00-7)

Marge:

This note is to clarify the extent of demolition work intended at the Zimmerman property.

To the southerly side of the property is a large gabled 26'x36' four room square 2 1/2 story structure with a 11'x18' two story porch. This portion generally has a full foundation wall w/ cellar and is to remain and will be restored.

Connected to this (on the northerly side of the property) is a 32'x36' one and two story structure. This portion is built on frost walls w/ a crawl space. It is our intent to demolish this portion of the building. We plan to demolish all first floor walls, second floor, second floor walls and roof. The existing frost walls, any knee walls to the first floor and the first floor itself (floor joists w/ board sheathing) will remain. The dimension from this floor line to grade is approximately 30" (4 steps).

It is our intent to rebuild new on the footprint of this portion of the building. An area within this portion of the building is within the sideyard setback, and therefore preserving the 'rebuildability' is an issue. Ultimately, we will replace all of the existing first floor structure with new structure (frost walls and footprint unchanged), though this will be phase so that some piece of existing remains while new replaces it, in accordance with your regulations as I understand them.

Please call if any other issues come up.

Thanks,

Will

From :

PHONE No. : 207 874 8694

Mar. 04 1998 11:43AM P01

Also: Supply photos!!!
for Will Winkelman
from Marge Schmechel
(EIA CENTENNIAL REAR)

City of Portland
Inspection Services Division
Demolition Call List

Site Address: ~~87-00-107H~~ ⁸⁹⁴ CENTENNIAL REAR
Structure Type: RESIDENTIAL, PARTIAL DEMO.
Owner: WILLIAM + PATTY ZIMMERMAN
Contractor: LEDDY/HOUSER ASSOC.

UTILITY APPROVALS	NUMBER	CONTACT NAME/DATE
Central Maine Power	X 1-800-750-4000	BREANNA @ CMP / 3/5/98
NYNEX	X 878-7000	NA (UNAFFECTED)
Northern Utilities	797-8002 X6241	NA FOR
Portland Water District	X 761-8310	NA (UNAFFECTED)
Public Cable Co.	X 775-3431 X257	NA "
Dig Safe***	1-888-344-7233	NA "

*** (After call, there is a wait of 72 bus hrs before digging can begin)

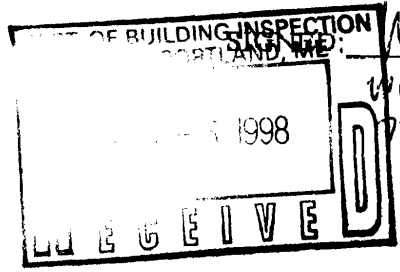
CITY APPROVALS	NUMBER	CONTACT NAME/DATE
DPW/Sewer Division (J. DiPaolo)	874-8300 X8467	NA
DPW/Traffic Division (K. Doughty)	874-8300 X8437	NA
DPW/Forestry Division (J. Tarling)	874-8300 X8389	NA
DPW/Sealed Drain Permit (C. Merritt)	874-8300 X8822	NA
* Building Inspections (insp required)	874-8300 X8703	MERLE LEAPY -
Historic Preservation NA	874-8300 X8726	NA
Fire Dispatcher NA	874-8300 X8676	Lt. McDONCALL / 3/4/98

Written Notice to Adjoining Owners

ASBESTOS	NUMBER	CONTACT NAME/DATE
NA DEP - Environmental (Augusta)	287-2651 (Ed Antz)	NA

U.S. EPA Region I - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.



Will Winkelman @ Whitten Arc.
774-0111

DATE: 3/5/98



