

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: 980278	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Whitton Arch.		Address: P.O. Box 404 Portland, ME 04112		Phone: 774-0111		Permit Issued: MAR 26 1998	
Past Use: 3-fam		Proposed Use: 1-fam		COST OF WORK: \$ 295,000.00		PERMIT FEE: \$ 1,495.00	
Proposed Project Description: Change Use from 3-fam to 1-fam dwelling Rebuild portion of building (Prior demo permit 980222) 19,000 Rebuild 3,000 Sq Ft Renovation of Existing				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type 5B 80C496	
				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: Mary Grenik		Date Applied For: 24 March 1998				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	

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..

Close out.

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]

24 March 1998

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

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

CEO DISTRICT



COMMENTS

10-1-98 Kit. ceiling Joist (cut out needs header, 1st Floor ^{wat R side} Kit LVL support
1st Floor Right of Entry corner ^{LVL} ~~Joist~~ holding up Replace Studs
new details for Fire place + ceiling Light cut outs
change the vent For R.H. vent to 3" upstairs Bath Room

10/12/98 Tammy + I meet mark Fuller (Plumber) at the Res. on Peaks
He walked us through the Plumbing, all the venting meets the code
also Talked with Paul Heddy and will Winkelman, Builder + architect
will has Faxed a letter to me stating our areas of concern Have Been Review
By him and he will approve the Instalations. (TR) Letter 10-2-98 Received at 12/03
1 page

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 26 Mar, 98 ADDRESS: 14 Centenna / ST. (P.I.) (087-pp-pp7)
REASON FOR PERMIT: Change of use from 3-Fam To 1-Fam dwelling
BUILDING OWNER: William & Patty Zimmerman
CONTRACTOR: Whites Arch.
PERMIT APPLICANT: _____
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 3-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, *8, *9, *10, *12, *16, *24, *26, *27, *28.

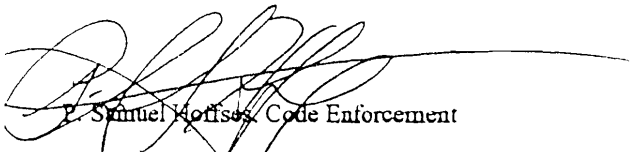
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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.
29. _____
30. _____
31. _____
32. _____



Samuel Morris, Code Enforcement

cc: Lt. McDougall/PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 14 Centennial St, P.I. DATE: 3/25/98

REASON FOR PERMIT: change of use from 3 to 1 unit with renovations and
rebuild on top of 1st floor deck

BUILDING OWNER: William A Perry Zimmerman C-B-L; 07-00-007

PERMIT APPLICANT: Will Winkelman

APPROVED: with conditions DENIED: _____
#5, #9

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. ^{with the issuance of this permit.} 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 The wood holders designed on the

side of the building shall not be part of the permanent structure so as to violate setback requirements. These storage bins do not grant you any "grandfathered" rights to setbacks. They are not considered as part of the structure.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Will Winkelman

Date: 3/25/98

Address: 14 Centennial St - Permits C-B-L: 87-00-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1855

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - change of use from 3 to 1 families - to rebuild 1st & 2nd floor on existing platform of 1st floor (see previous permit)

Sewage Disposal - City

- Lot Street Frontage -

Front Yard - 25' (or average depth) - 25' shown - 50' front entry provision within setback

Rear Yard - 25' req 75' + shown

Side Yard - 20' req - All New Structures meet this

Projections -

Width of Lot -

Height - 2 story

Lot Area -

17,120 sq ft per AUA

Lot Coverage/ Impervious Surface - 20% = 3424 sq ft

Area per Family -

- 14 x 165 = 231
- 26 x 36 = 936
- 15 x 31 = 465
- 10 x 31 = 310
- 11 x 31 = 341
- 19 x 11 = 209

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - within 250' but beyond 75' from high water mark

Flood Plains - N/A

page: 1 of 3

date: 9/29/98

to: MIKE NUGENT @ INSPECTIONS

fax: 074 8716

from: Will Winkelman, @ Whitten Architects

37 Silver Street P.O.Box 404 Portland, Maine 04112
ph 207-774-0111 fax 207-774-1668

project: ZIMMERMAN RES. PEAKS

re:

cc:

MIKE, AS WE DISCUSSED, HERE
ARE THE TWO OPTIONS FOR
STEPS / RAIL & DOOR TO DECK.

PLEASE ADVISE. THANKS. Will

A

OPTION

POUCH / STEPS / RAIL ISSUE

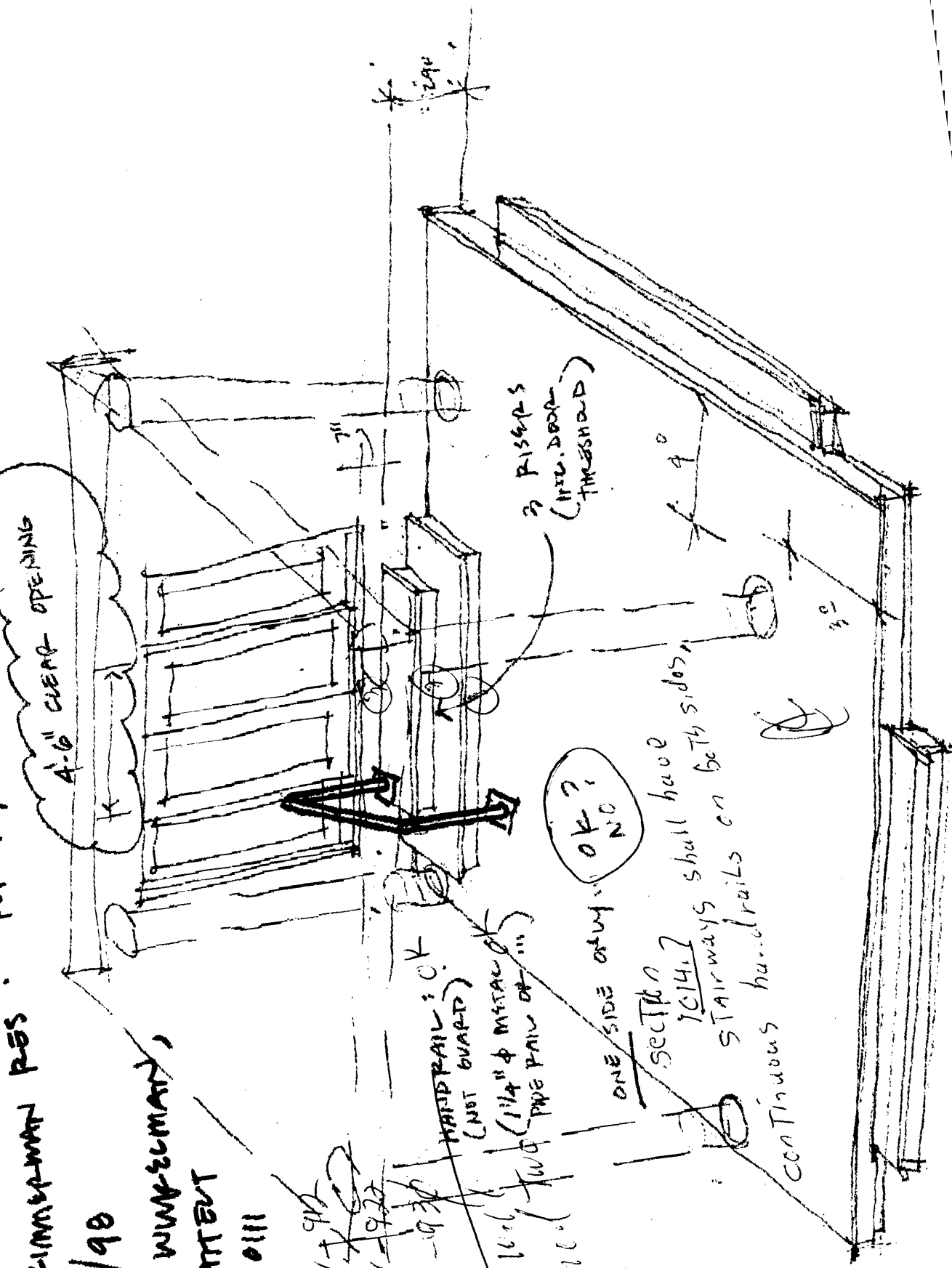
RE: ZIMMERMAN RES.
9/24/98
WILL WINGZEMANN,
APARTMENT
774-0111

bus. / 915
bus. / 922
bus. / 930

HANDRAIL: OK
(NOT GUARD)
(1 1/4" & METAL
PIPE PAIR @ 11")

ONE SIDE ONLY OK?
NO

SECTION 1014.2
STAIRWAYS shall have
continuous handrails on both sides



B

OPTION

parent / steps / pain issue

RE: ZIMMERMAN RES.

9/24/98

WILL WINKELMANN

ARCHITECT

774.011

CLEAR OPENING
4'-6"

LANDING

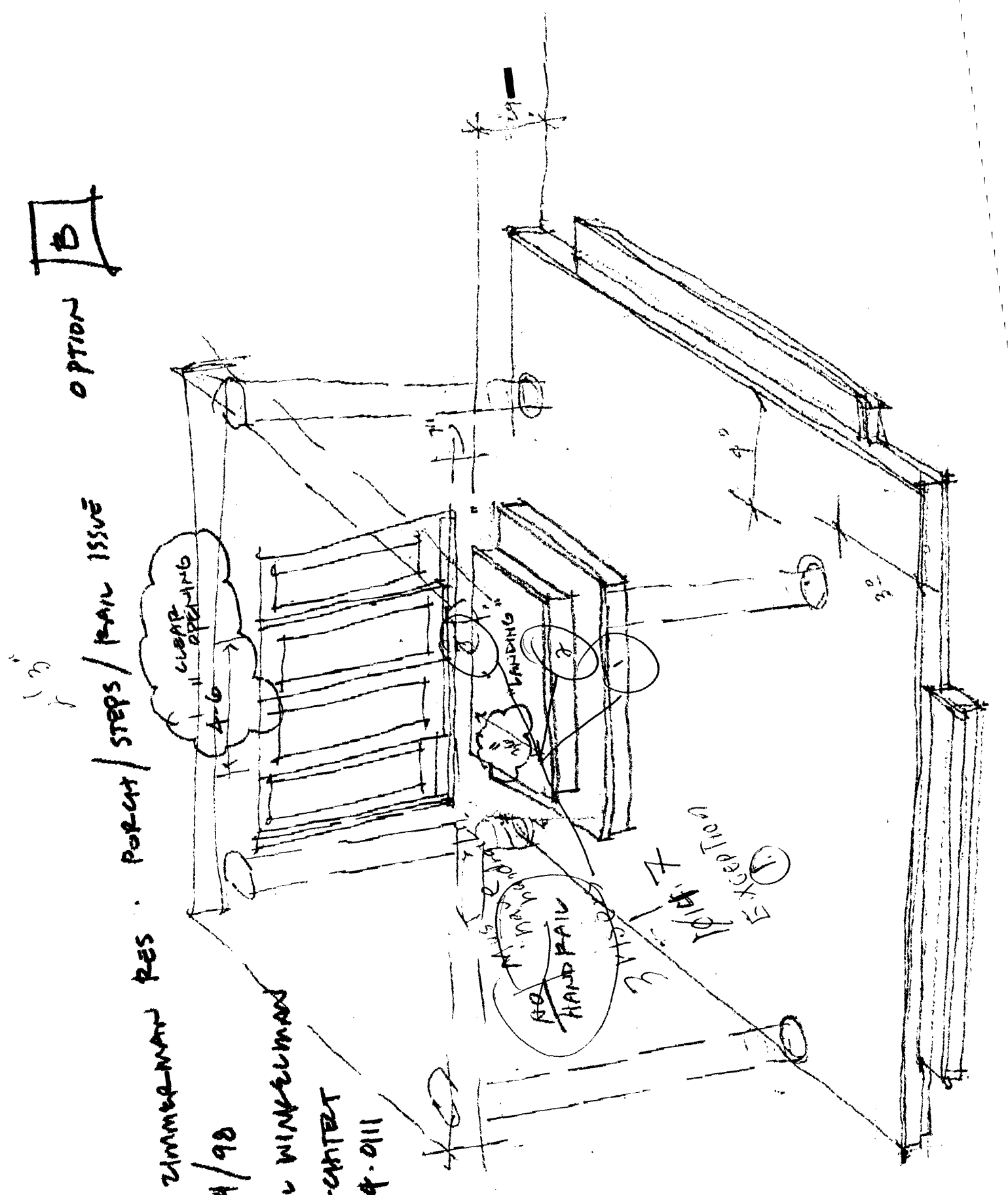
NO HANDRAILS
HANDRAIL

EXCEPTION

WHITTEN ARCHITECTS

09/25/1998 12:58 2877/41588

PAGE 02



Page 1 of 1 - 2 October, 1998

to: Tom Reinsborough, City of Portland / Islands Inspector
fax: 874-8716

from: Will Winkelman, @ Whitten Architects ph 207-774-0111 fax 207-774-1668

project: Zimmerman Residence, Peaks Island
re: Structural inspections issues
cc: Leddy Houser Associates fax 871-5995

Tom,

This letter is to verify my on site review and acceptance of the various structural conditions you have noted on site, as we have discussed.

Re: 2 nd floor framing above living room - a change subsequent to the permitted drawings was the elimination of the master bedroom fireplace, and therefore the elimination of the doubled floor joists and header for proposed flush hearth. - framing in place is proper and adequate.

Re: 2 nd floor framing above living room where headed off for recessed lights - the second floor is framed with 11 7/8" TJI Pro 150 @ 16" o.c. which provides a rated live load of 47# live load for our given span, at a deflection of 1/360. In the locations where headed off, the framing provides a rated live load of 31#, which is within the allowable live load per code of 30# - framing in place is proper and adequate

Re: bearing point for LVL's next to front door where stud has been notched for electrical boxes - the framing in place provides adequate bearing.

Re: bearing point for LVL's in kitchen at old corner post that has been chiseled back - the framing there, reinforced with steel angle, provides adequate bearing.

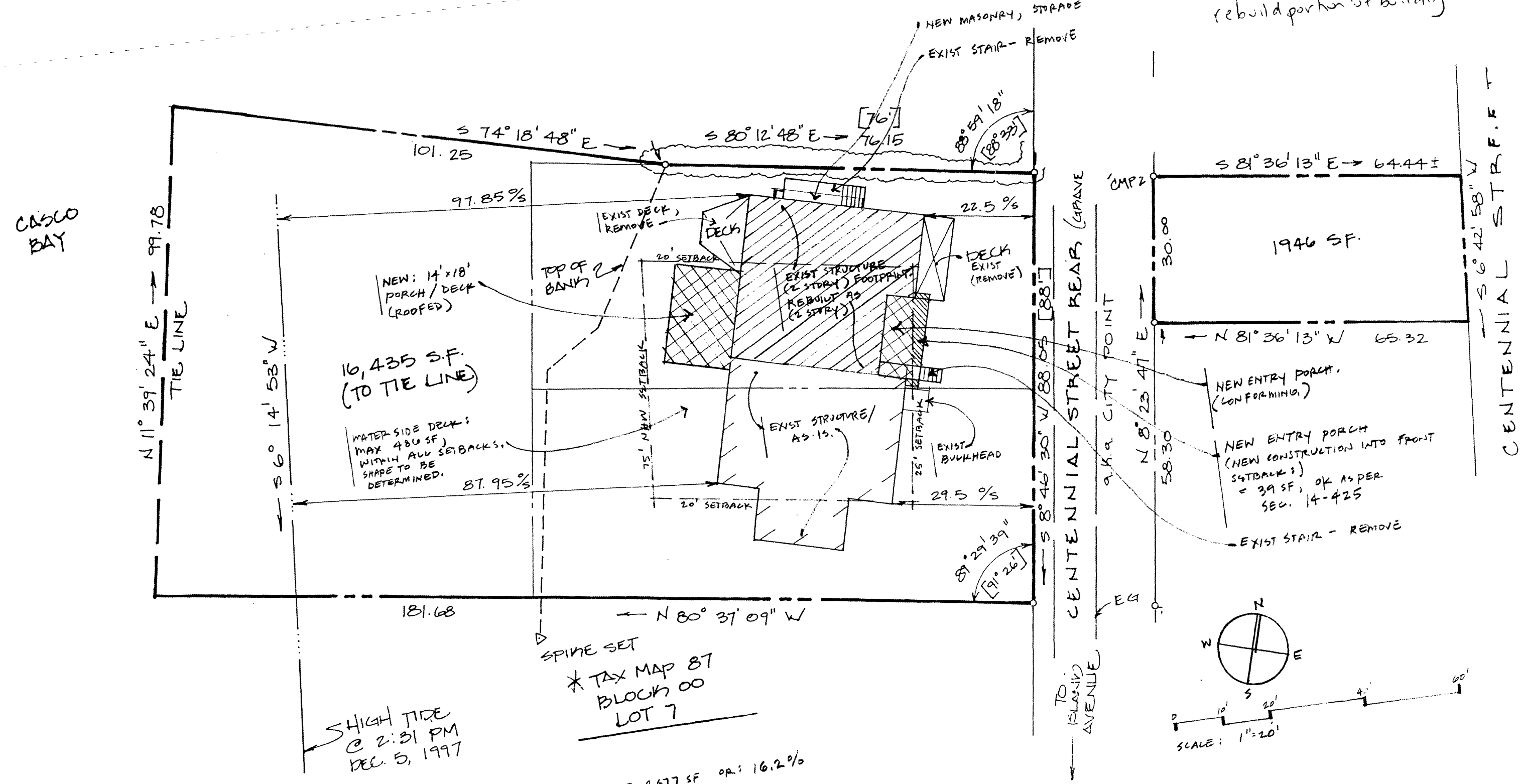
Re: kitchen ceiling (2 nd floor existing structure) joists where headed off for recessed light fixtures - the framing as headed off - reinforced is adequate.

Re: rafter in clerestory ceiling that has been notched for recessed lights - the reinforcement of notched 2x12 with 2-2x6 plus headers is adequate.

Please feel free to call with any questions. Thanks, Will

(FYI - photos have been taken of these locations and the balance of the framing and rough elec / plumbing for reference should any future issues arise.)

Permit 98-0278
rebuild portion of building

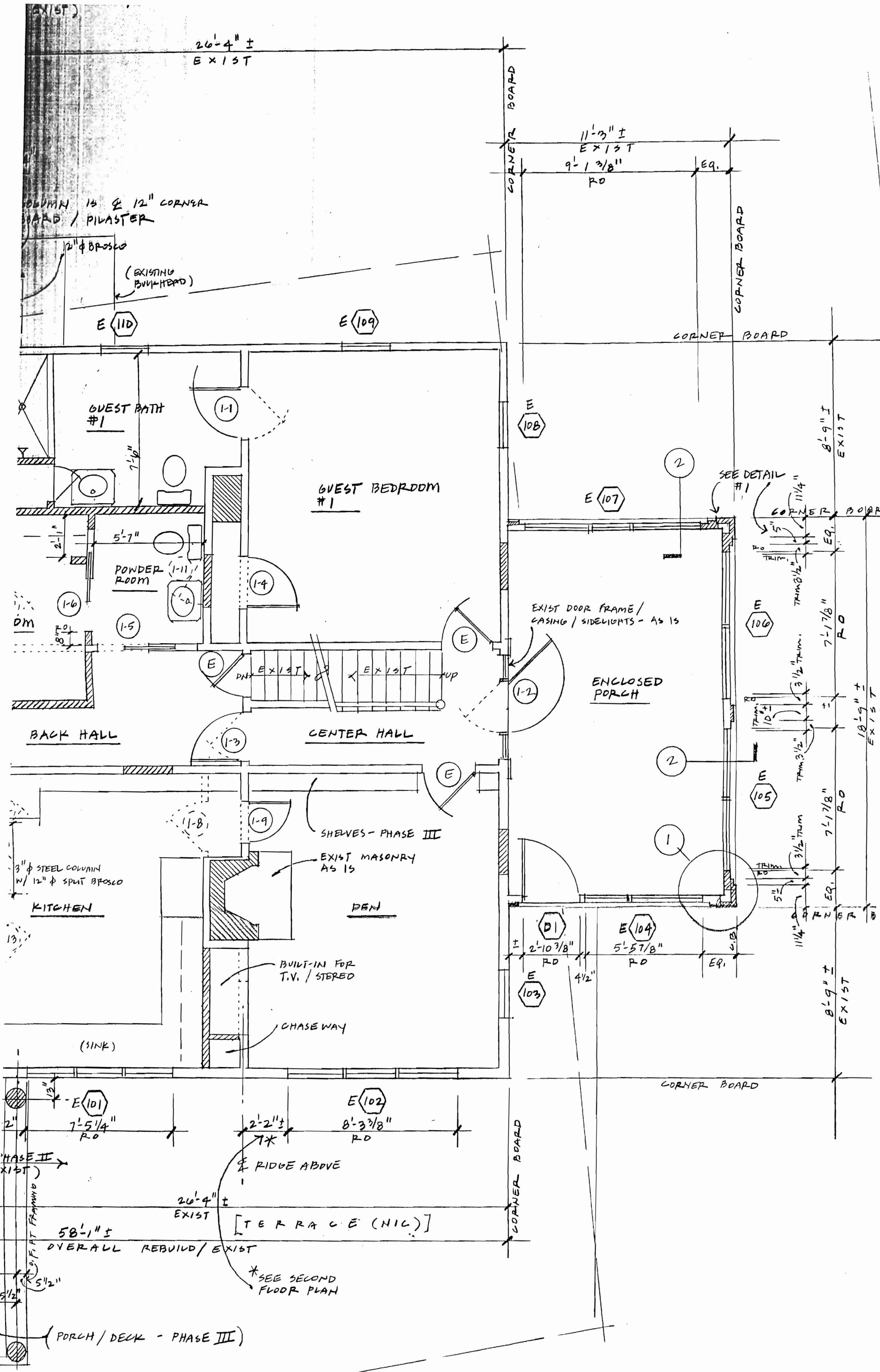


* LOT COVERAGE 16435 SF LOT
NEW COVERAGE = 2801 SF OR: 17% (NIC WATER SIDE DECK)
EXIST COVERAGE = 2677 SF OR: 16.2%
(WEST/WATER SIDE DECK LIMITED IN SIZE TO 486 SF ~ 20% MAX SITE COVERAGE LIMITING.)

SITE PLAN:
For: map 87-00-7, Bill and Patty Zimmerman Residence, 14 Centennial Street Rear, Peaks Island ME. By: Will Winkelman @ Whitten Architects: ph 207-774-0111 fax 207-774-1668 Date: 23 March 1998

PHASE II - Renovations to the existing structure: (26'-4" x 36'-0" four square 3 story structure with 11'-2" x 18'-6" 2 story porch...northerly portion of existing structure to be / is demolished)

PHASE III - Rebuild: (31'-9" x 36'-0" footprint two story 'rebuilt' structure with new 13'-9" x 7'-0" shed roofed entry porch, new 18'-0" x 14'-0" flat roofed w/ deck water side porch)



26'-4" ±
EXIST

11'-3" ±
EXIST
9'-1 3/8"
RD

COLUMN IS 12" CORNER
BOARD / PIVASTER

E 110

E 109

CORNER BOARD

GUEST BATH #1

GUEST BEDROOM #1

POWDER ROOM

E 107

SEE DETAIL #1

CORNER BOARD

8'-9" ±
EXIST

DM

EXIST DOOR FRAME/
CASING / SIDELIGHTS - AS IS

E 106

ENCLOSED PORCH

7'-1 7/8" RD

18'-9" ±
EXIST

BACK HALL

CENTER HALL

E 105

KITCHEN

SHELVES - PHASE III

EXIST MASONRY AS IS

DEN

2

1

BUILT-IN FOR
T.V. / STEREO

CHASEWAY

(SINK)

E 103

E 104

2'-10 3/8" RD

5'-5 7/8" RD

8'-9" ±
EXIST

E 101
7'-5 1/4" RD

E 102
8'-3 3/8" RD

CORNER BOARD

PHASE II
(EXIST)

RIDGE ABOVE

26'-4" ±
EXIST

[TERRACE (NIC)]

58'-1" ±
OVERALL REBUILD/EXIST

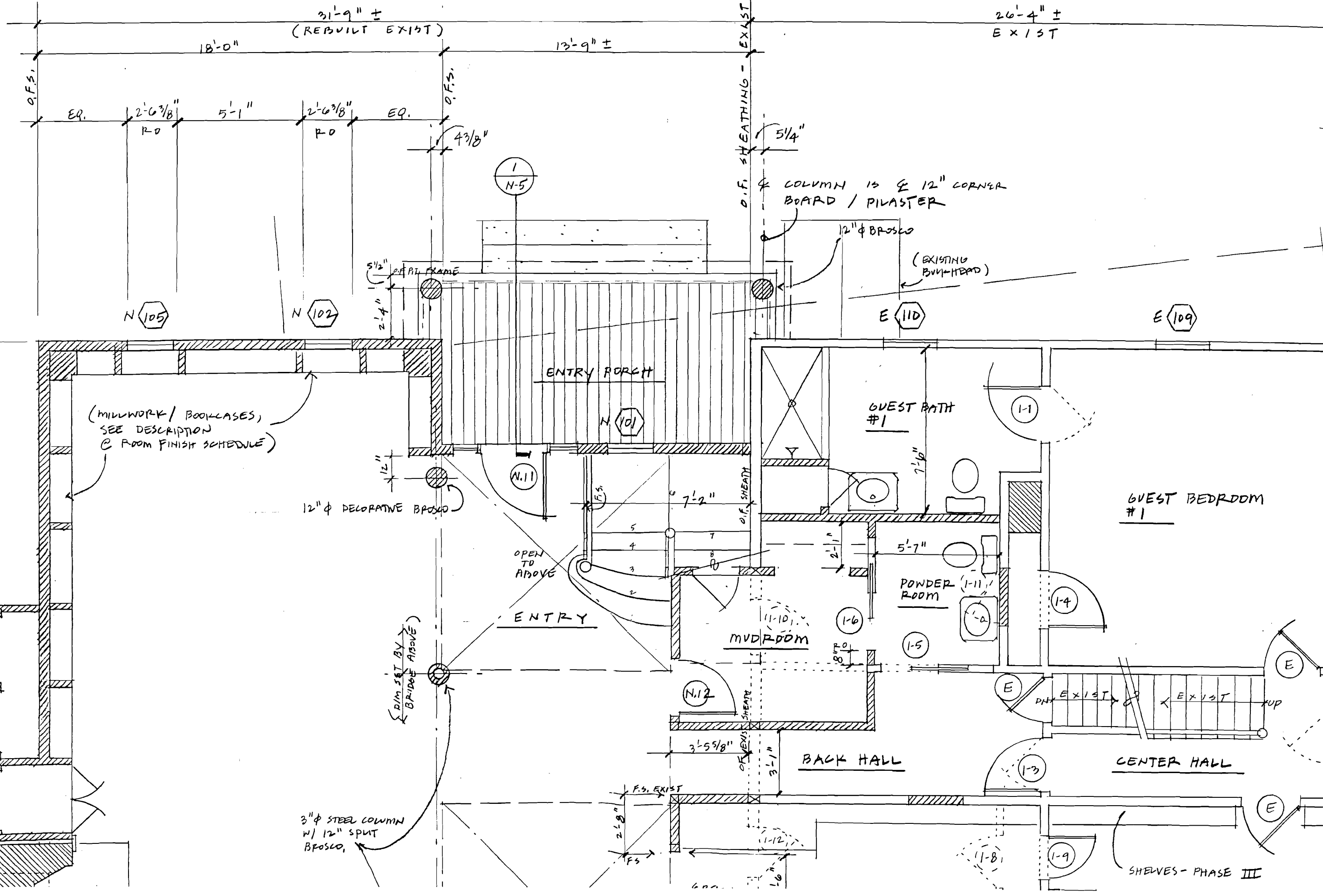
*SEE SECOND
FLOOR PLAN

5'-1 1/2"

(PORCH / DECK - PHASE III)

MASTER
/ CORNER BOARD

← PHASE III (REBUILD) PHASE II (EXIST) →



E.S.

SHELVES - PHASE III