

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

Location of Construction: 18 City Point Rd Peaks Island		Owner: T. Covington Johnson		Phone: 766-3375	Permit No: 990091
Owner Address: P.O. Box 48 Peaks Isl, ME 04108		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: SAA/Owner		Address:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit issued: FEB 8 1999 CITY OF PORTLAND </div>
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 20,000.00 PERMIT FEE: \$ 120.00	
Proposed Project Description: Change Pitch of Roof from 4/12 to 12/12 as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: JB Signature: <i>Huffman</i> Date: 000496		Zoning Approval: <i>OK with conditions</i> Zone: CBL: 087-S-009 IR-2 Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland with 75' HWM <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone AZ-elig <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: MG		Date Applied For: 20 January 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: 20 January 1999 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

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *[Signature]*

CEO DISTRICT 3

COMMENTS

2-18-99 No one on Site Roof is Framed on House with 2x12 Rafters has not started to close in yet. (TR)

6-2-99 have asked Covey to go and decide with marge about 2nd Floor. all the Floor has been Decked over with 1x6 T and G Groove Spine Decking Framing is OK will add a pc. of steel Plate over Entry door. Right & Left side

Inspection Record

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

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

Location/Address of Construction: 18 City Pt Road

Tax Assessor's Chart, Block & Lot Number Chart# <u>87</u> Block# <u>5</u> Lot# <u>9</u>		Owner: <u>T. Covington Johnson</u>	Telephone#: <u>766 3375</u>
Owner's Address: <u>PO Box 48 Peaks Island</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 20,000</u> Fee <u>\$ 120</u>
Proposed Project Description:(Please be as specific as possible) <u>Change Pitch of Roof 4/12 to a 12/12</u>			
Contractor's Name, Address & Telephone <u>Self T. Covington Johnson</u>		Rec'd By: <u>M.Y.</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 1996 ASHRAE Standard 55-1992.

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 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.

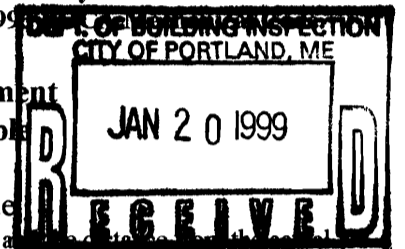
Certification

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: [Signature] Date: _____

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

O:\INSP\CORRESP\MNUAGENT\APADSF.D.WPD



LAND USE - ZONING REPORT

ADDRESS: 18 City Point Rd, P.F DATE: 2/5/99

REASON FOR PERMIT: Change direction, Pitch of Roof & Small demol.

BUILDING OWNER: Covey Johnson C-B-L: 87-S-9

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#4, #5, #10, #11, #12 #13 #14

14 **CONDITION(S) OF APPROVAL** Flood Damage Resistant materials shall be used

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 _____ 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, sheds, pool(s), and/or garage.
9. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

10. Other requirements of condition: The Approval is based on submitted plans dated 2/5/99. Any deviation from these plans shall require separate approval.

11. You have met the 30% Threshold Allowance within Shoreland Zoning. It is a Marge Schmuckal, Zoning Administrator
one time Allowance by code City of Portland

12. ~~It~~ It is understood that there will be no second floor - only an open Cathedral ceiling.

#13 The Flood Hazard Permit Appl. shall be returned signed

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Corey Johnson Address: P.O. Box 48 - Peaks Isl. ME 04102
Ph. No: 766-3375
Applicant: owner Address: _____
Ph. No: _____
Contractor: owner Address: _____
Ph. No: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: 87-5- Lot #: 9
Tax Map: 87-5- Lot #: 9
Address: 18 City Point Rd., P.I.
Street/Road Name
Zip Code: 04108
Town/Zip Code

General explanation of proposed development: demish 6' x 8.625' section of Bldg
change direction & pitch of roof

Estimated value of proposed development: \$ 20,000
Proposed lowest floor elevation [for new or substantially improved structure]: \$ _____

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private
 existing proposed not applicable Type _____
Water Supply: Public Private

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

Portland, ME, Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 87-S Lot #: 9

Project Description: Demolish 6'x8.625' Section of Bldg - change direction and pitch of Roof

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____
signature

or
Authorized Agent: _____ Date: _____
signature

Issued by: _____ Date: _____

Permit #: _____

Attach a Site Plan - Drawn to scale with north arrow.

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Location and elevation of temporary elevation reference mark on the site.

Special Note:

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
 signature

or

Sign Authorized Agent _____ Date _____
 signature

(This Section to be completed by Municipal Official)			
Date: Submitted _____;	Fee Paid _____;	Reviewed by CEO _____;	Reviewed by Planning Board _____
Permit # _____	Issued by _____	Date _____	

Applicant: Covey Johnson

Date: 1/22/99

Address: 18 City Point Rd, Peaks Is C-B-L: 87-S-009

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1900 Existing

Zone Location - IR-2

Interior of corner lot -

Proposed Use/Work - change Pitch of Roof from 4/12 to 12/12 -

Sewage Disposal - on City Sewer

Direction
Cathedral ceiling (No 2nd floor)
No 2nd floor Deck - Removing side front entry way 6x8.625

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Existing

Projections -

Width of Lot -

Height -

Lot Area -

3,000^{sq ft}

Lot Coverage/ Impervious Surface - no change

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - N/A

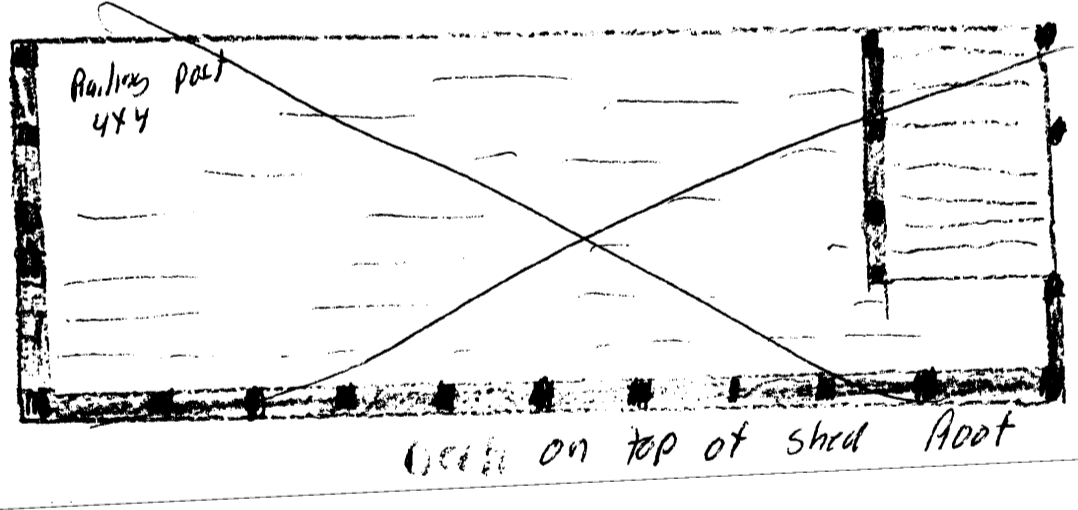
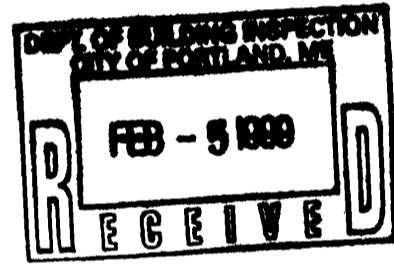
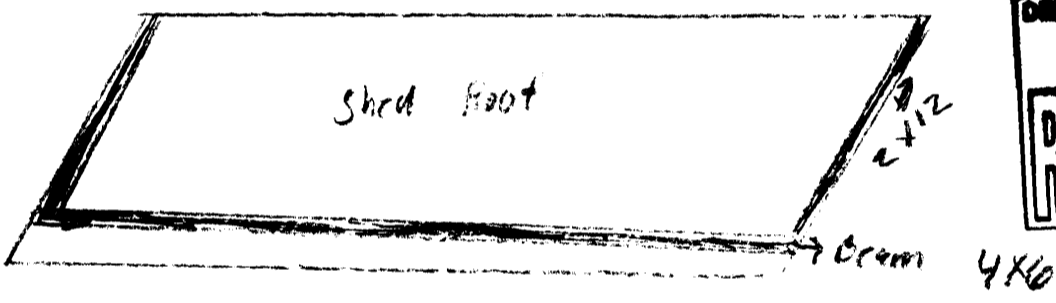
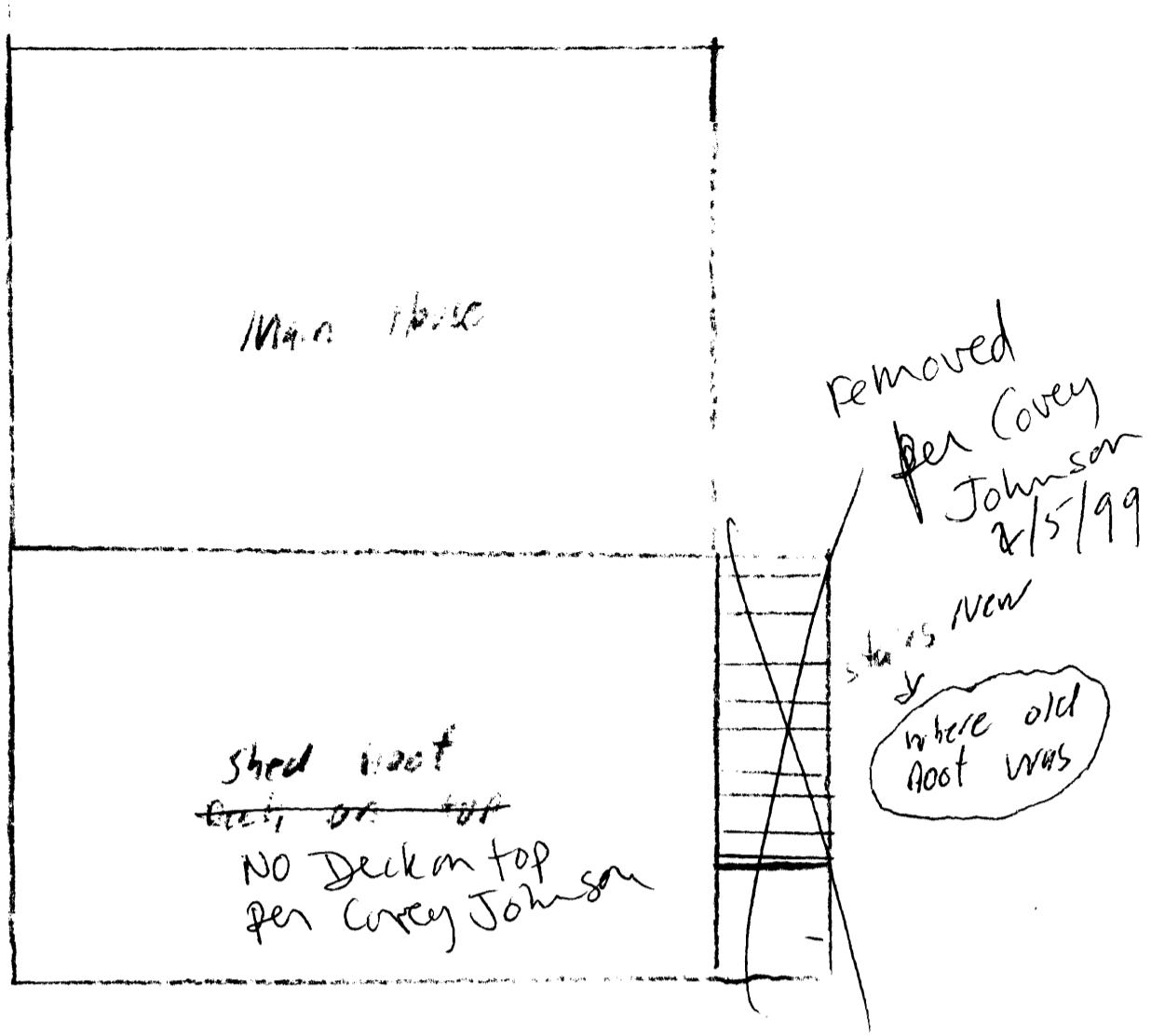
Shoreland Zoning/ Stream Protection -

Whole Structure Volume & sq. footage
in Shoreland 30% rule applies - is meeting

Flood Plains - panel 15

Minor permit Zone A2 (el. 9)
flood damage resist. materials

* one time 30% Rule has been met - No more Alterations
See Attached



No Deck
per Corey
Johnson
2/5/99

HOOT 12x12 main House

- ① 2x12 Rafters - 16 oc
- ② 2x6 collar Ties - 16 oc
- ③ 3/4 plywood on rafters

Ⓐ Replacing old 3/2 to 4/12 pitch Roof.

Beams to tie House in

- ① 6x6 4' on center (used to hold house together)
- ② space open to roof

Ⓐ Leaving open space in eaves

shed Roof + walls

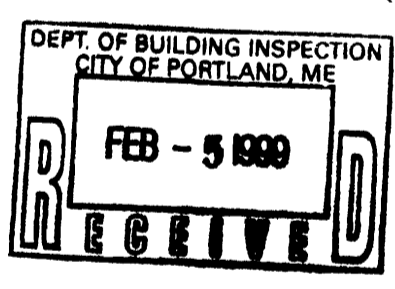
- ① 2x12 Rafters 16" on center
- ② 4x6 posts 4' apart
- ③ 4x6 Beam
- ④ walls 2x6 - 16 oc
- ⑤ 1/2 plywood walls
- ⑥ 3/4 plywood Roof

Ⓐ Replace entire addition

Deck on shed Roof

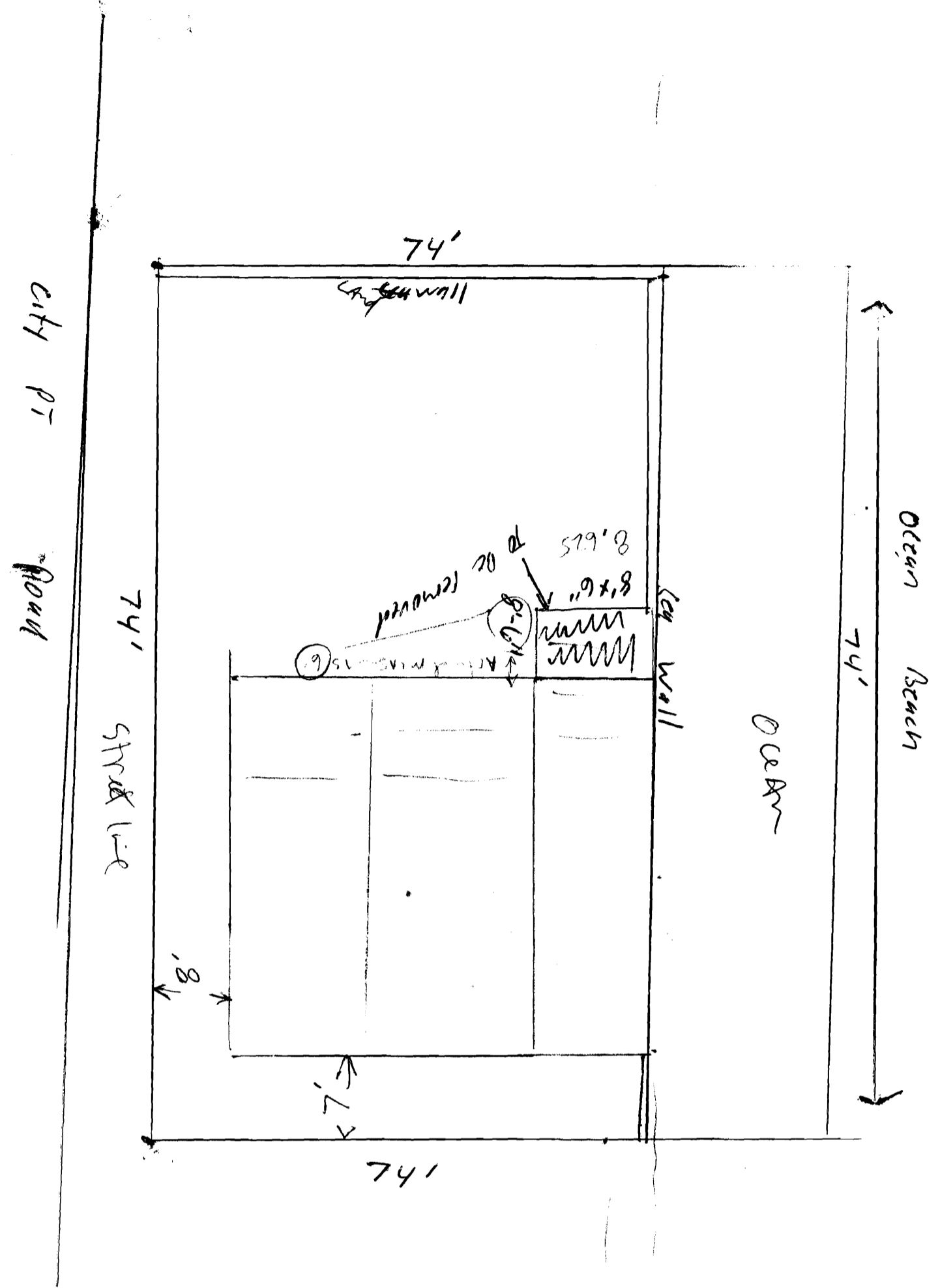
- ① 3/4 cedar Decking (made in panels to be removable)
- ② 4x4 PT posts - 4' oc
- ③ 2x6 TOP rail on 4x4 posts
- ④ Fishing net to be used for space between posts

Not doing



Ⓐ New construction

Plot Plan



Ocean

Ocean Beach

Sea Wall

8' x 6"
8' x 8"

to be removed

6

74'

Sea Wall

74' Street Line

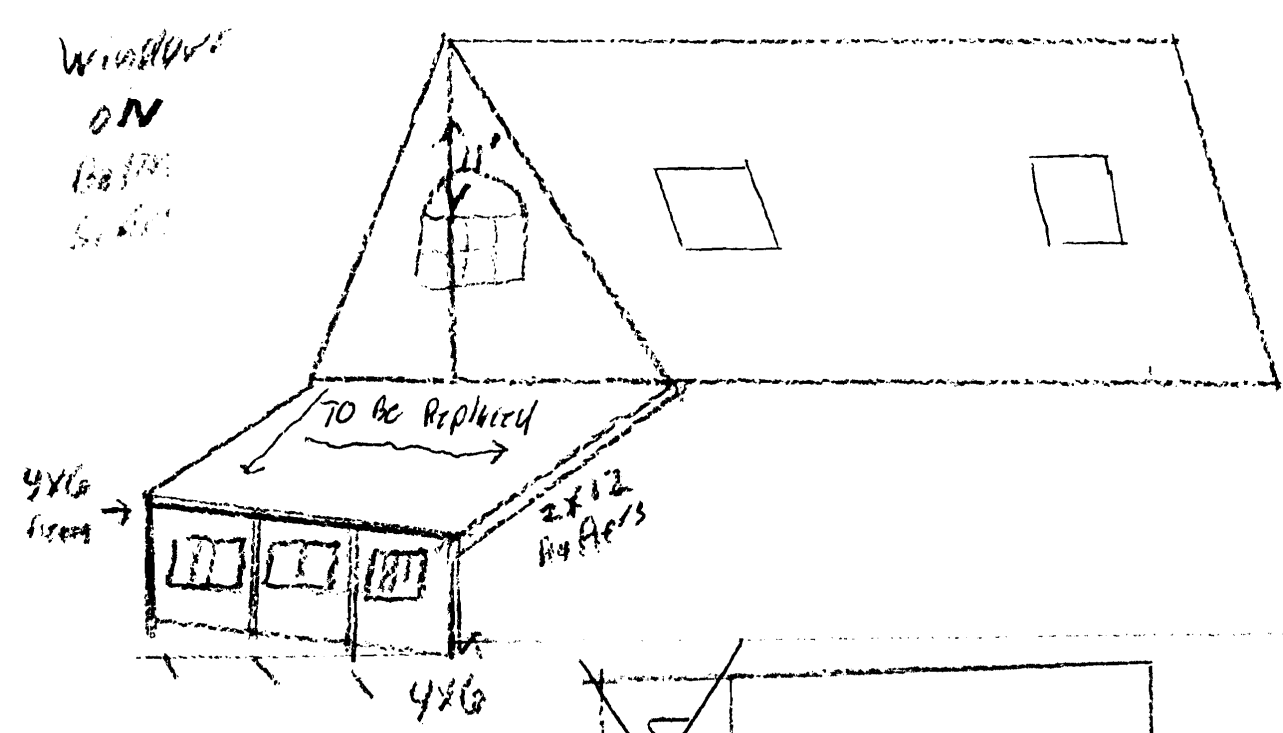
1.8'

7'

74'

City PT Road

12/12 pitch New construction



not to be built
per phone
conversation
with Carey 2/5/99

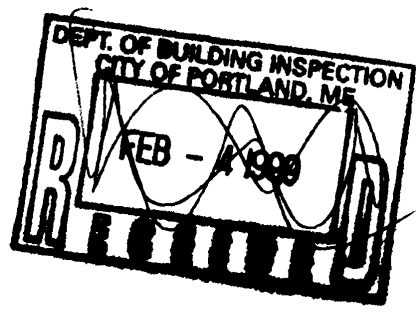
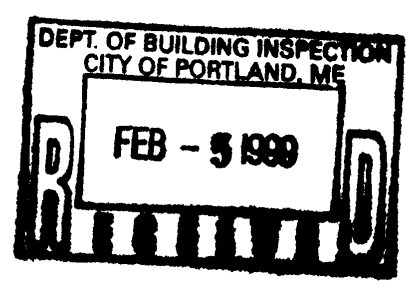
~~to be replaced~~
with
4x12
rafters

shed roof to be replaced

6x6 beams
4' on center

open to below
1st floor


→ Cathedral Ceiling
Not A Second floor



main house

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
- X 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 basementsIn 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)
- X 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.
- X 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. *Attached*
- X 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.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 31. _____
- 32. _____
- 33. _____


M. Schmuckal, Building Inspector

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

2ND Floor ~~2x12x12'~~ 2x12x12' ✓
16" ON/CENTER

FLOORING 3/4" Plywood ✓

MAIN: Roof FRAMING 2x10x18' ✓ ~~2x10x18'~~

Collar ties 2x6x8' ✓

Porch Roof 2x8x8' 1' ON/CENTER ✓

EXTER. Gable WALLS 2x4's ✓

EXTER. Plywood 1/2" ✓

3' Ice & Water shield / Paper / Asphalt Shingles ✓

Ridge Vent, Proper Vent in Ceiling 2ND Floor ✓

Ⓢ

① Existing Framing of House

6x6 Post on Sonu Tubes 12" ✓

② 6x6 Beams ✓

③ 2x6 16" o.c Floor joist ✓

Walls

① 2x4 full 7'6" top of plates 16" on center to 1'

② sheathing pine boards

③ Ceiling Rafter 2' on center 2x8x16

Roof Rafter

Main House 2x6x10' 2' on center

Porch 2x6x9' 2' on center

Roof Sheathing pine boards

Existing Framing of House

6x6 Post on 12' sonq Tubes

6x6 Beams

2x6 16" OC Floor Joist

Sub Floor + Floor 1 1/2 Total pine Boards

Framing on Walls

2x4 x 7'6" TOP of plate 1' on/center

1' sheathing pine boards

Existing ceiling Rafters 2x8x16 2' on/center

Roof Rafters

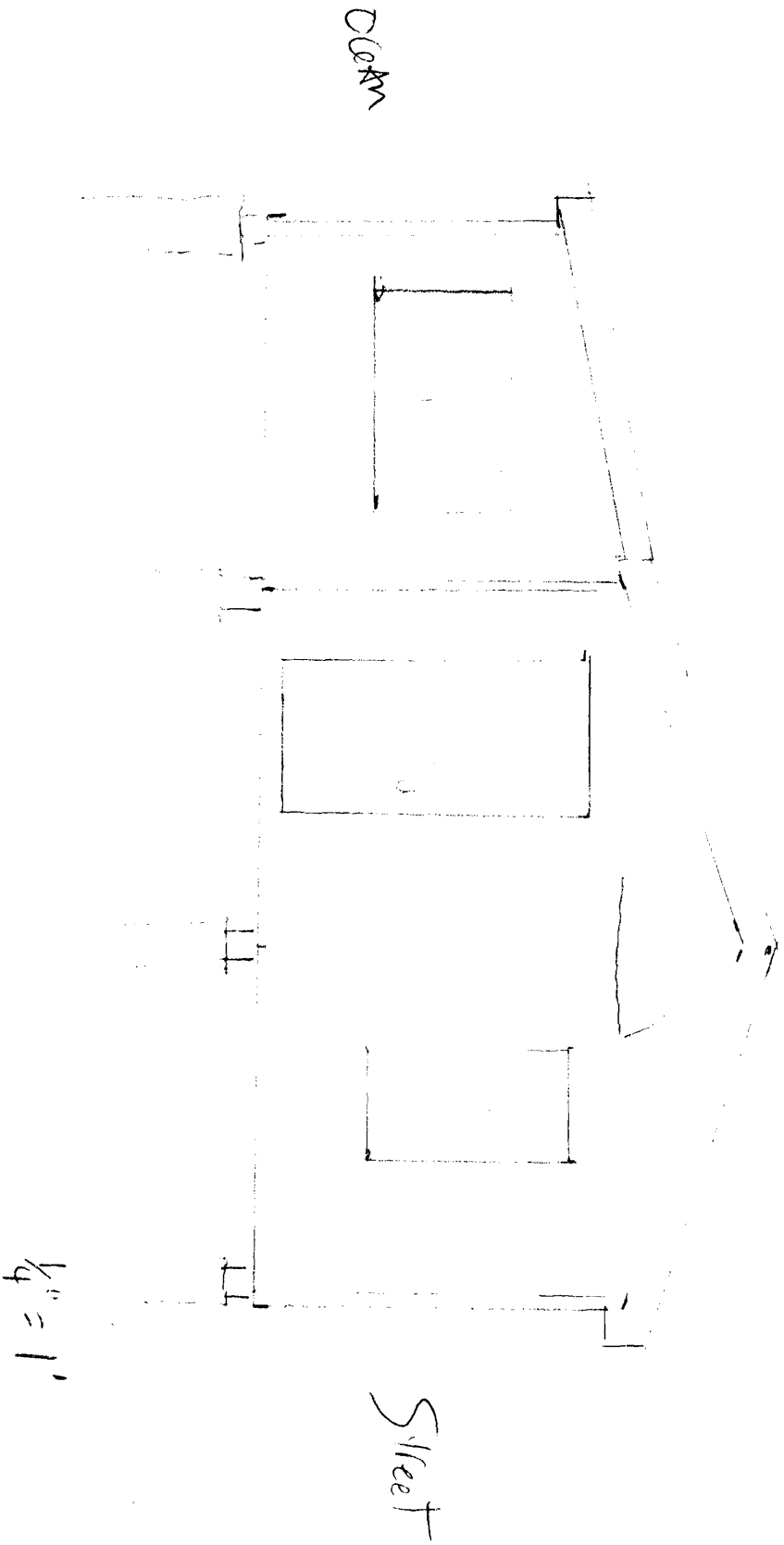
Main House 2x6x10' 2' on/center

Porch Enclosed 2x6x9' 2' on/center

Roof sheathing Pine Boards 1" Thick

WEST VIEW
EXISTING HOUSE

4.5
12



DRAIN

Street

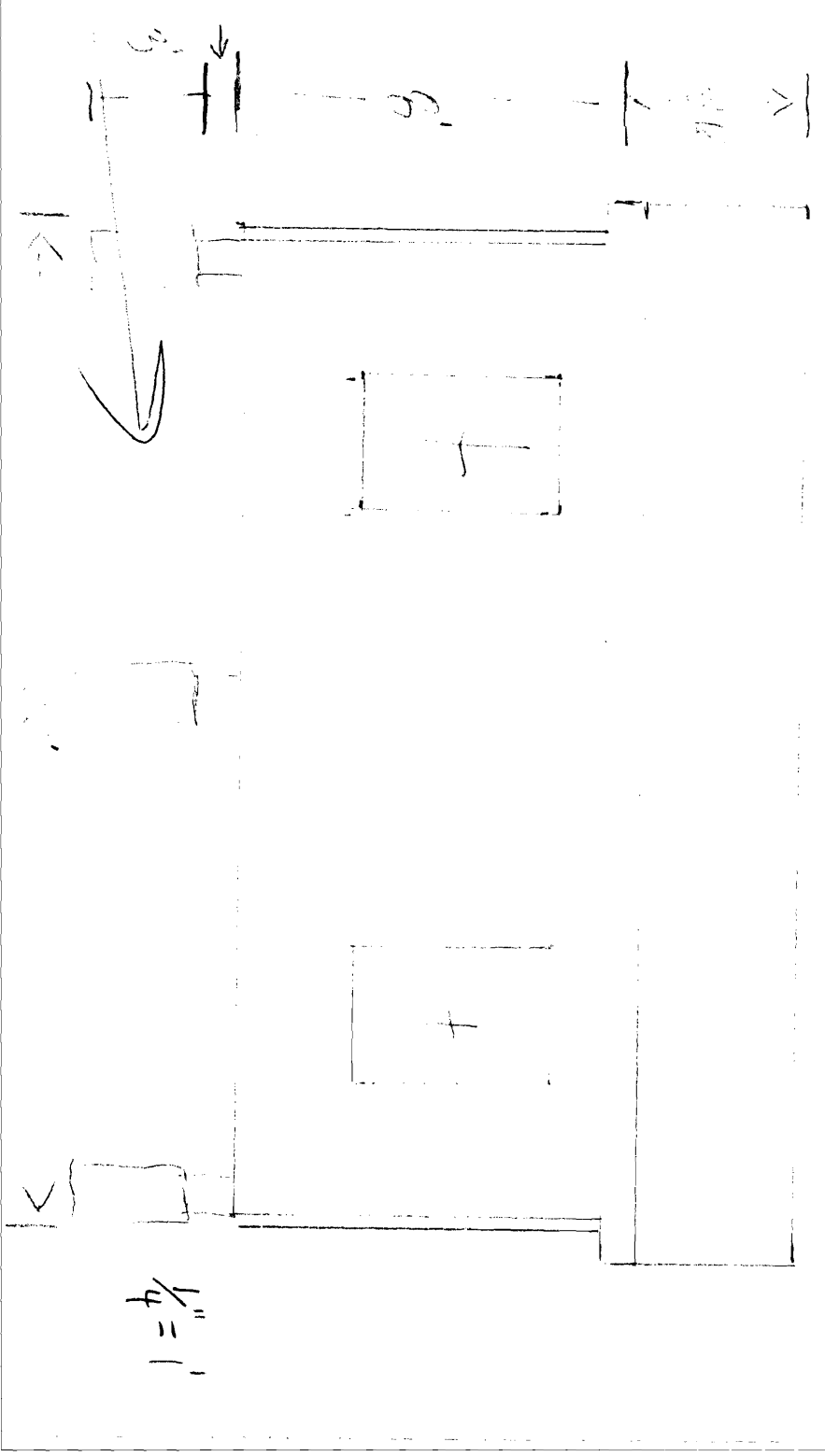
1/4" = 1'

Existing A.12N 4x12 House
 11 11 1 1/2x12 Porch
 Crawl Space 3' under House

Road Side
 Existing House

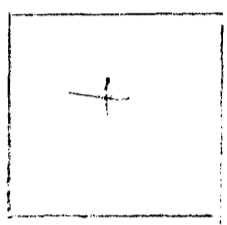
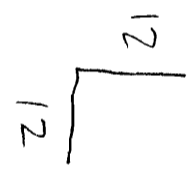
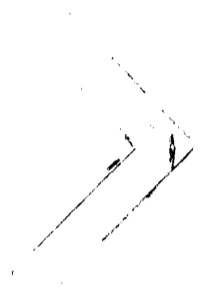
Wm Acoustics

See fire hoses
 1/2" x 1/2" x 1/2" M
 Not open under
 AS floor
 (can not
 open volume)



Road View
Roadside view New construction

Proposed



Street +

4-1'

OCEAN VIEW
New Construction

See revised
plans

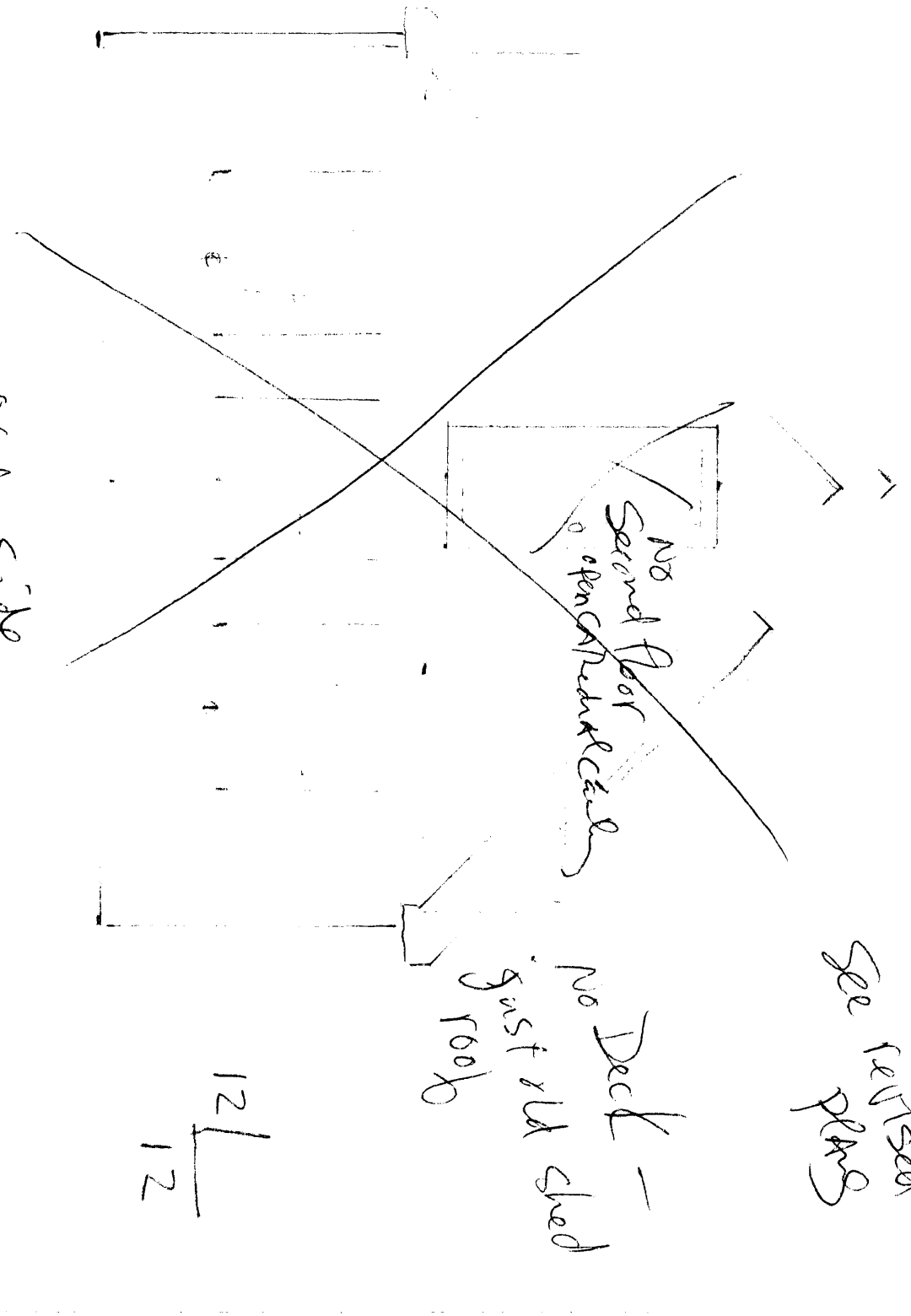
No
Second Floor
or open Recessed

No Deck -
just old shed
roof

Ocean Side

12' / 12'

1/4" = 1'



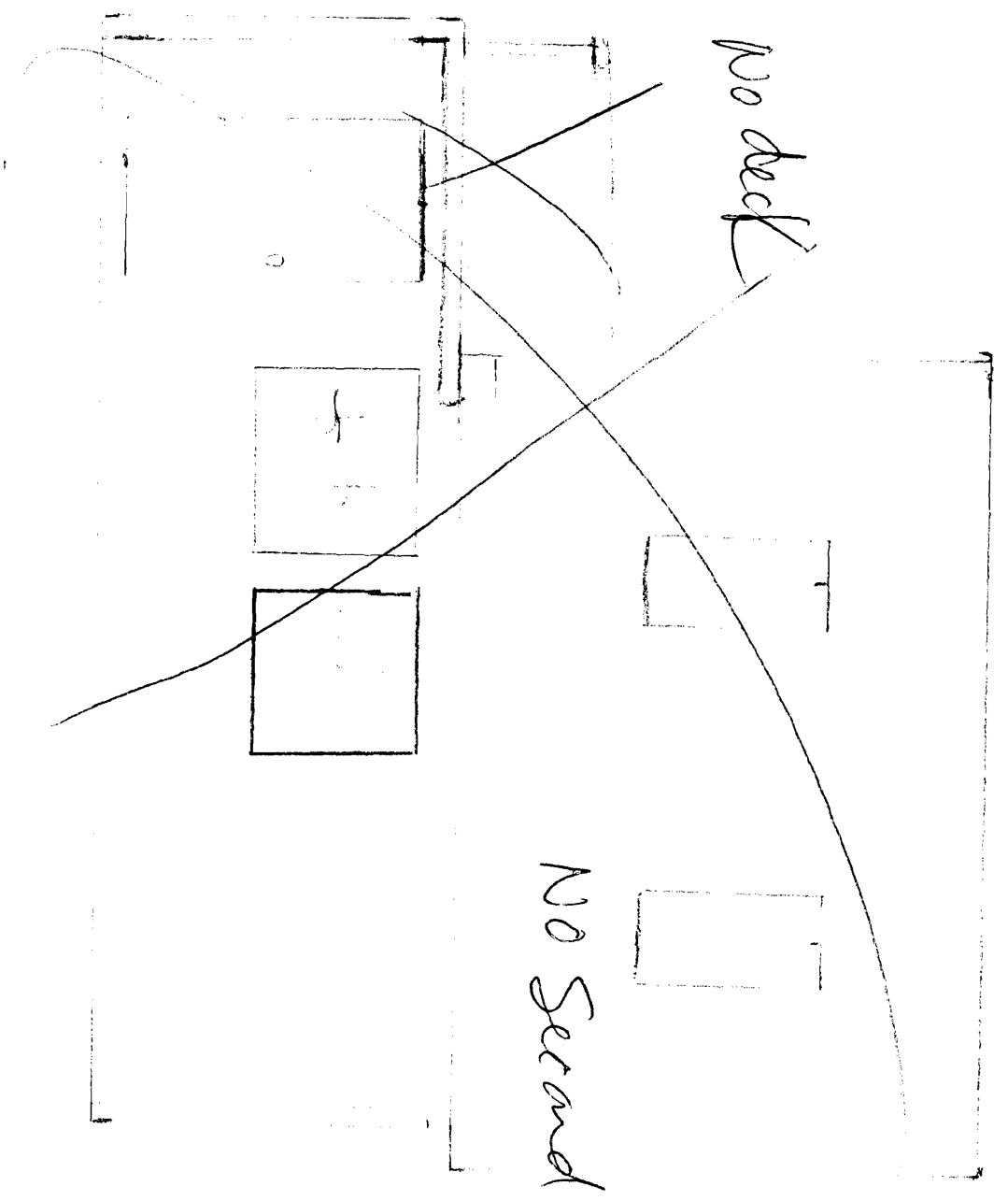
south side view New construction

12 |
12

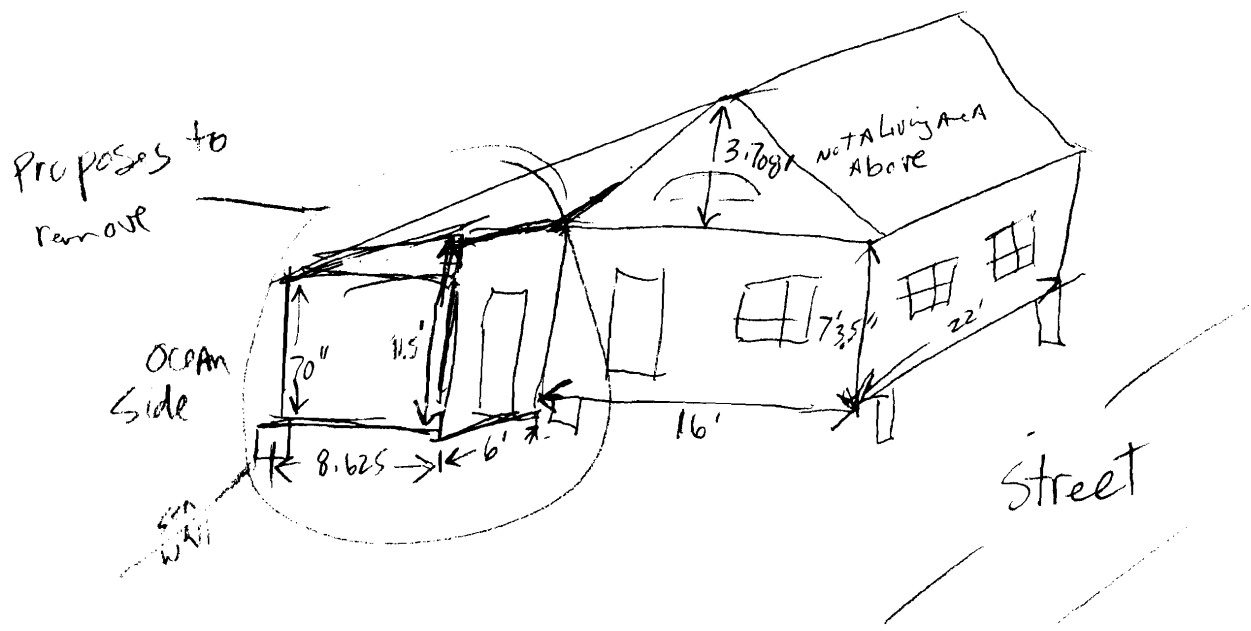
$X_4 = 1'$

No deck

No Second floor



Existing Bldg



Floor Area (sq. footage)

(Sea Side porch) $8.625 \times 28 = 241.5 \text{ sq. ft.}$

(Main house) $16 \times 22 = 352 \text{ sq. ft.}$

$593.5 \times 30\% = 178.05 + 593.5 = 771.65$

TOTAL Sq. Ft.
Allowed with 30%

Volume Area - cubic yards

(enclosed porch) $8.625' \times 28' \times (70'') \div 27 = 1407.945 \text{ cy}$

(porch roof) $8.625' \times 11.79' \times 28' \div 2 = 216.143 \text{ cy}$

(main house) $16 \times 22 \times 7.292 = 2566.784 \text{ cy}$

(Pitch roof above main house) $8' \times 3.708' \times 22' = 652.608 \text{ cy}$

1/2 width

Note:
not divided by 2
for full area because
using only 1/2 the width

4843.48 cy

$4843.48 \text{ cy} \times 30\% = 1453.044 + 4843.48 = 6296.524$

TOTAL cubic yds
Allowed with 30% cy
 $= 6296.524$

1800 Point Rd
P.I.

2/2/99

97-5-009

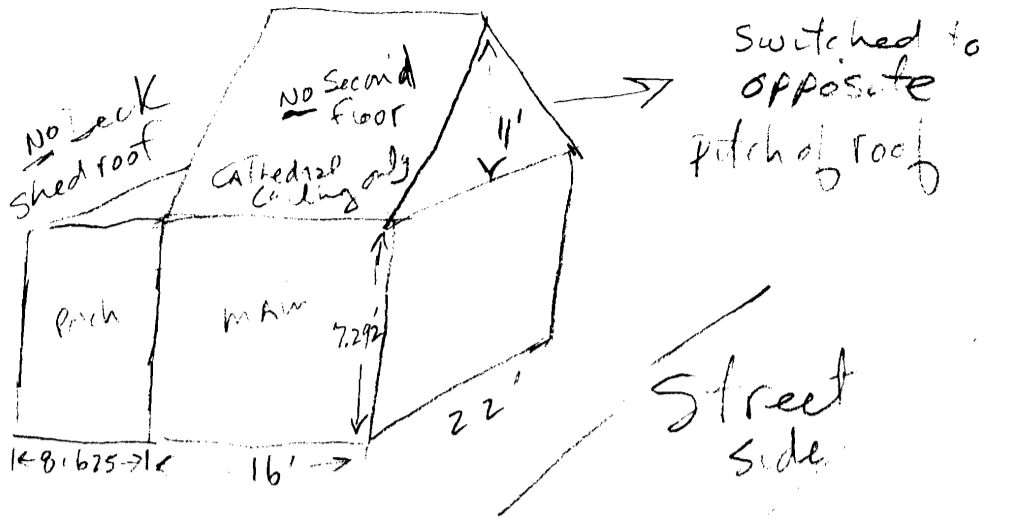
Cory Johnson

Ocean side

removed

6' porch that stuck out

Proposed Alterations



Floor Area - Square Footage

(SEA side porch) $8.625' \times 22' = 189.75 \text{ sq ft}$

(main house) $16 \times 22 = 352.00 \text{ sq ft}$

541.75 sq ft

OK \longleftrightarrow 771.65 ^{+ 306 MAX} Allowed

NO Second floor
Cathedral ceiling only

Volume Area - Cubic Yds

(Area in New Roof) $\frac{1}{2} \times \text{base} \times \text{height} \times \text{depth}$
 $\frac{1}{2} \times 11' \times 11' \times 16' = 1936 \text{ cy}$
(no dividing by 2 because took 1/2 length)

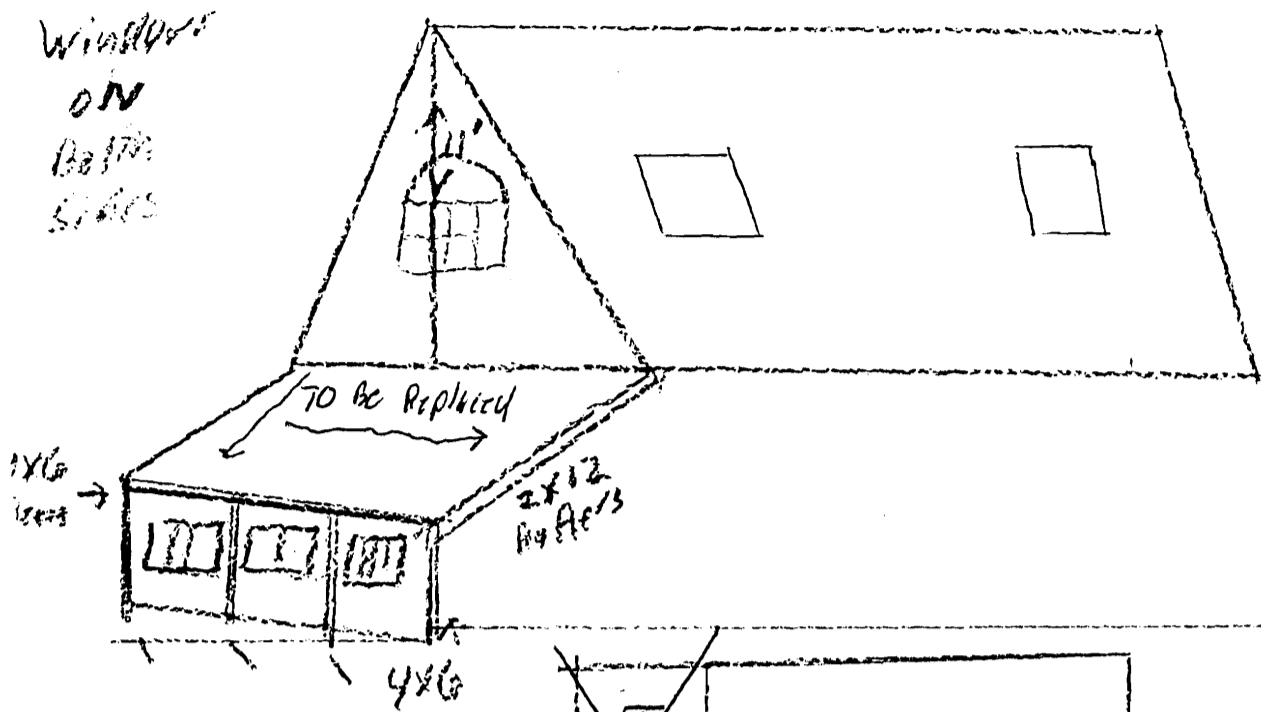
(1st floor main) $16' \times 7.292' \times 22 = 2566.784 \text{ cy}$

(Porch Area - No roof) $8.625 \times 7.292 \times 22 = 1383.6579 \text{ cy}$

(Shed roof over porch) $8.625 \times 1.79' \times 22 \div 2 = 169.826 \text{ cy}$

Allowed with 306 increase 6296.524 cy OK \longleftrightarrow 6056.267 ^{cy}

12/12 pitch New construction



Not to be built per phone conversation with Corey 2/5/99

~~Replaced with 5x15~~

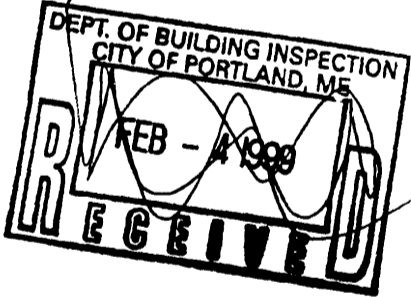
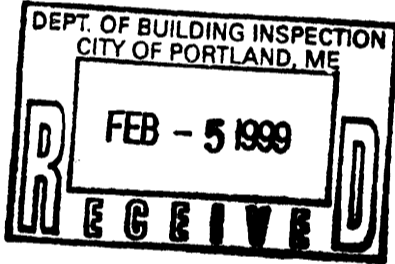
Main House

- shed roof to be replaced

6x6 beams
4' on center

open to below 1st floor

↑ Cathedral Ceiling
NOT A Second floor



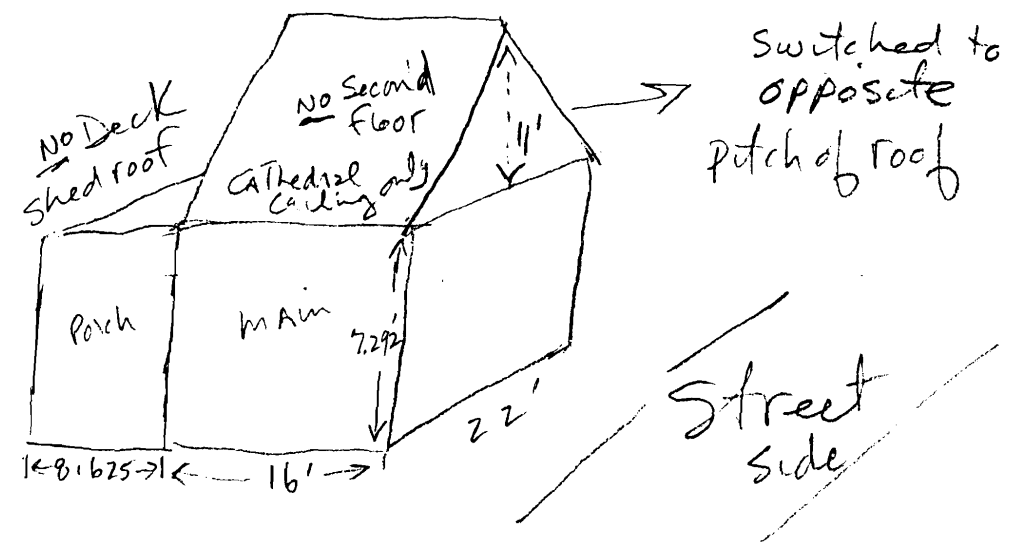
18 City Point Rd (Proposed Alterations)
P.I.F.

2/2/99

875-009

Cathy Johnson
Ocean side

removed
6' porch that stuck out



Floor Area - Square Footage

(Sea side porch) $8.625' \times 22' = 189.75 \text{ sq ft}$

(Main house) $16 \times 22 = 352.00 \text{ sq ft}$
 541.75 sq ft

ok \longleftrightarrow 771.65 ^{+ 30% MAX} Allowed

NO Second floor
Cathedral ceiling only

Volume Area - Cubic Yds

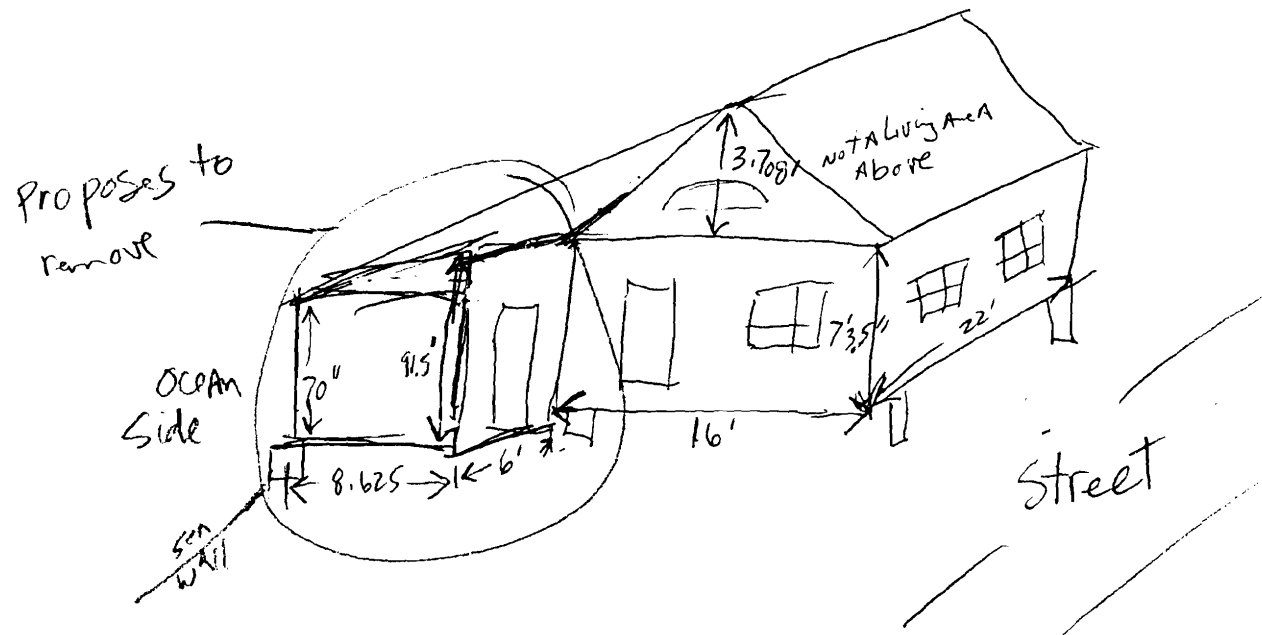
(Area in New Roof) $\frac{1}{2} \times \text{base} \times \text{h} \times \text{D}$
 $\frac{1}{2} \times 11' \times 11' \times 16' = 1936 \text{ cy}$
(No dividing by 2 because took 1/2 length)

(1st floor main) $16' \times 7.292' \times 22 = 2566.784 \text{ cy}$

(Porch Area - No roof) $8.625 \times 7.292 \times 22 = 1383.6579 \text{ cy}$

(Shed roof over porch) $8.625 \times 1.79' \times 22 \div 2 = 169.826 \text{ cy}$
 Allowed with 30% increase $629.524 \text{ cy} \xrightarrow{\text{ok}}$ 6056.267 cy

Existing Bldg



(Floor Area (Sq Footage))

(Sea Side porch) $8.625 \times 20 = 241.5 \text{ \#}$

(Main House) $16 \times 22 = 352 \text{ \#}$

$593.5 \times 30\% = 178.05 + 593.5 = 771.65$

TOTAL Sq. Ft.
Allowed with 30%

(Volume Area - cubic yards)

(enclosed Porch) $8.625' \times 20' \times (70'') \div 5.83 = 1407.945 \text{ cy}$

(Porch roof) $8.625' \times 1.79' \times 20' \div 2 = 216.143 \text{ cy}$

(main house) $16 \times 22 \times 7.292 = 2566.784 \text{ cy}$

(Pitch roof Above main house) $0' \times 3.708' \times 22' = 652.608 \text{ cy}$

$\frac{1}{2}$ width

Notes:
not divided by 2
for full area because
using only $\frac{1}{2}$ the width

4843.48 cy

$4843.48 \text{ cy} \times 30\% = 1453.044 + 4843.48 = 6296.524$

TOTAL cubic yds
Allowed with 30%

Volume :

from contractor
- inaccurate drawings Volume

House - living space Squared portion	L 24'6"	x	W 22'	x	H 8'	=	4312
	22'4"		15 11/4		13 1/2		
			16'4"				
Enclosed Porch	L 8'6"	x	W 8'6"	x	H 7'6"	=	541.88
			7'2"				
Crawl Space	L 24'6"		W 22'	x	H 3'	=	1617
Crawl Space beneath Porch	L 8'6"		W 8'6"	x	H 3'	=	216.75
Eaves	1/2 x L 24'6"	x	W 22	x	H 3'6"	=	943.25

Existing Volume 7630.88

30% Allowable Increase 2289.26

Volume After Construction:

First Floor	L 24'6"	x	W 22	x	H 8'	=	4312
CRAWL SPACE	24'6"	x	22	x	3'	=	1617
Second Floor	1/2 16	x	22	x	18	=	

Existing Volume	6536.75
30% New Construction	2178.91
Remove Piece existing Porch section Included	591.68

6536.75
-30%

1961.02	would be 30%
+591.68	Add for removal of Included Porch

2552.70 Total Add on for Volume

DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

MIKE

This was what was
approved for Cover Johnson.
This is what he should
be constructed. No
occupancy is to be granted
unless this is the
work that has been
built on site

JE

Z 397 901 635

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	
Street & Number	
Post Office, State, & ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800 April 1995



CITY OF PORTLAND

STOP WORK NOTICE

June 3, 1999

T. Covington Johnson
P.O. Box 48
Peaks Island ME 04108

RE: 18 City Point Rd
CBL: 087-S-009

*would not sign
Hand Deliver*

Certified Mail Receipt # Z 397 901 635

Dear Mr. Johnson,

An evaluation of the property at 18 City Point Rd on June 2, 1999 at 9:00 a.m. (+/-) revealed that the structure fails to comply with Section 111.3 of the 1996 BOCA Code of the City of Portland.

You have exceeded the construction documents that pertain to your application. Submit an amendment to your plans so that load calculations and square footage calculations can be made.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Therefore, you are required to submit amended construction and site plans to this office for review and approval. You must also submit a list of all subcontractors on the job with their addresses and telephone numbers. When you have received approval of the amended plans and submitted the requested subcontractor information you may request removal of the "STOP WORK" order.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 4 day of June, 1999, I made service of the Notice of Violations upon,
Covey Johnson, at Room 315, at city Hall at 9:20 AM.
stop work order For 18 city Point. c82. 87-5-9

X

By delivering a copy in hand.

to covey. Because he would

not sign

By leaving copies at the individual's dwelling house or usual place
of abode with a person of suitable age or discretion who resides
therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of
process, and whose name is _____.

By (describe other manner of service) _____.

DATED: 6-4-99

Don Reinhard
Signature of Person Making Service

C.E.O. city of Portland
Title

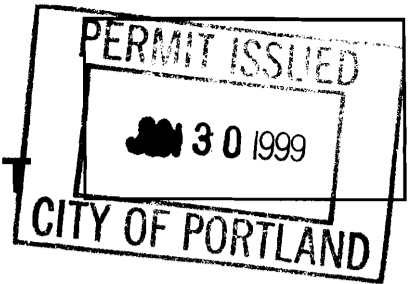
I have received the above referenced documents

Person Receiving Service



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



990694

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

067-S-009
 Location 18 City Point Road Peaks Use of Building Residence Date 6/25/99
 Name and address of owner of appliance Covey Johnson
18 City Point Road Peaks
 Installer's name and address Timothy R. Peppers, SR.
148 Elm St. So. Portland Telephone 767-0285

Location of appliance:

- Basement
- Floor *wood framed*
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Burner

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT-905
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 100#

Number of Tanks 1

Distance from Tank to Center of Flame _____ feet.

\$1900
\$30.00

Approved

Fire: [Signature]
 Ele.: _____
 Bldg.: #

Approved with Conditions

See attached letter or requirement

Signature of Installer [Signature]

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

BUILDING PERMIT REPORT

DATE: 26 January 1999 ADDRESS: 18 City Point Rd. P.I. CBL 087-S-009

REASON FOR PERMIT: To Change roof Pitch 4/12 To 12/12

BUILDING OWNER: T. Covington Johnson

CONTRACTOR: "

PERMIT APPLICANT: "

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, *12, *16, *24, *26, *29, *30, #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)
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.
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.
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.
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)
1. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

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