

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

Location of Construction: <b>18 City Point Rd Peaks Island</b>		Owner: <b>T. Covington Johnson</b>	Phone: <b>766-3375</b>	Permit No: <b>990091</b>
Owner Address: <b>P.O. Box 48 Peaks Isl, ME 04108</b>		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: <b>SAA/Owner</b>		Address:		Phone:
Past Use: <b>1-fam</b>	Proposed Use: <b>Same</b>	<b>COST OF WORK:</b> \$ <b>20,000.00</b>	<b>PERMIT FEE:</b> \$ <b>120.00</b>	<b>PERMIT ISSUED</b> <b>FEB 8 1999</b> <b>CITY OF PORTLAND</b> 087-3-009
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
Proposed Project Description: <b>Change Pitch of Roof from 4/12 to 12/12 as per plans</b>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Zoning Approval:
		Action:	Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	<b>Special Zone or Reviews:</b> <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"/> omm <input type="checkbox"/>
Permit Taken By: <b>MG</b>		Date Applied For: <b>20 January 1999</b>		

- 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..

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

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

- Action:**
- Appoved
  - Approved with Conditions
  - Denied

Date: \_\_\_\_\_

SCANNED

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

**20 January 1999**

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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 margin about 2nd Floor. all the Floor has been Decked over with 1x6 Tand Groove Spence Decking Framing is OK will add a pc. of steel Plate over Entry door. Right + Left side

Inspection Record

Type

Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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:
Past Use: 1-fam	Proposed Use: Same	COST OF WORK: \$ 20,000.00	PERMIT FEE: \$ 120.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  FEB 8 1999  <b>CITY OF PORTLAND</b> </div>
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: A3 Type: JB 00496 Signature: <i>Huffer</i>	
		Signature:	Date:	
Permit Taken By: MG		Date Applied For: 20 January 1999	Zoning: CBL: 087-S-009 IR-2 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland with 75' HWY <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone AZ-299 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> Minor <input type="checkbox"/>	

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.

**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:                     

SCANNED

CERTIFICATION

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20 January 1999

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ 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

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 margo about 2nd Floor.

all the Floor has been Decked over with 1x6 T and Gove Spacing Decking

Framing is OK will add a pair of steel Plate over Entry eaves Right side

Foundation: \_\_\_\_\_ Type \_\_\_\_\_ Inspection Record \_\_\_\_\_ Date \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

## 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:

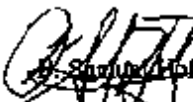
Approved with the following conditions: \*1, \*12, \*16, \*24, \*26, \*29, \*30, \*28

- \*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. 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 1813.5.2
- 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. 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 means of 1/2 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). 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. 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
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

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-closers. (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 13 Section & Subsections 1021. & 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. \_\_\_\_\_

 Marge Scamock, Building Inspector

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

**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.

**NOTE:** If 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

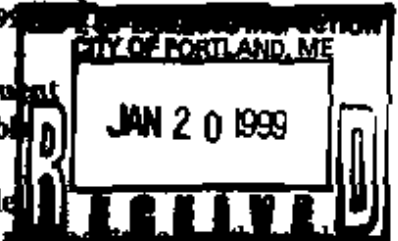
Tax Assessor's Chart, Block & Lot Number Chart <u>87</u> Block <u>5</u> Lot <u>9</u>	Owner: <u>T. Covington Johnson</u>	Telephone: <u>766-3375</u>
Owner's Address: <u>PO Box 48 Peaks Island</u>	Lessee/Buyer's Name (If Applicable):	Cost Of Work: Fee <u>\$ 20,000 \$ 120</u>
Proposed Project Description: (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>PMH</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.



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: over

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 conditions: 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 City of Portland one time allowance by code

12. 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 04109

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' x 8.625' 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

SEM

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: 87-5-009

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1900 Existing

Zone Location - IR-2

Interior or corner lot -

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

Sevage 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 -

existing

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

3,000<sup>sq</sup>

Lot Coverage/Impervious Surface - no change

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning Stream Protection -

Volume & sq. footage  
in Shoreland 30% rule applies - is meeting  
See attached

Flood Plains - panel 15

Minor  
form of  
resist. materials  
Zone 2 (el. 9)

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

RPPLST7

CAMA Real Property System - Residential Display

2/03/99

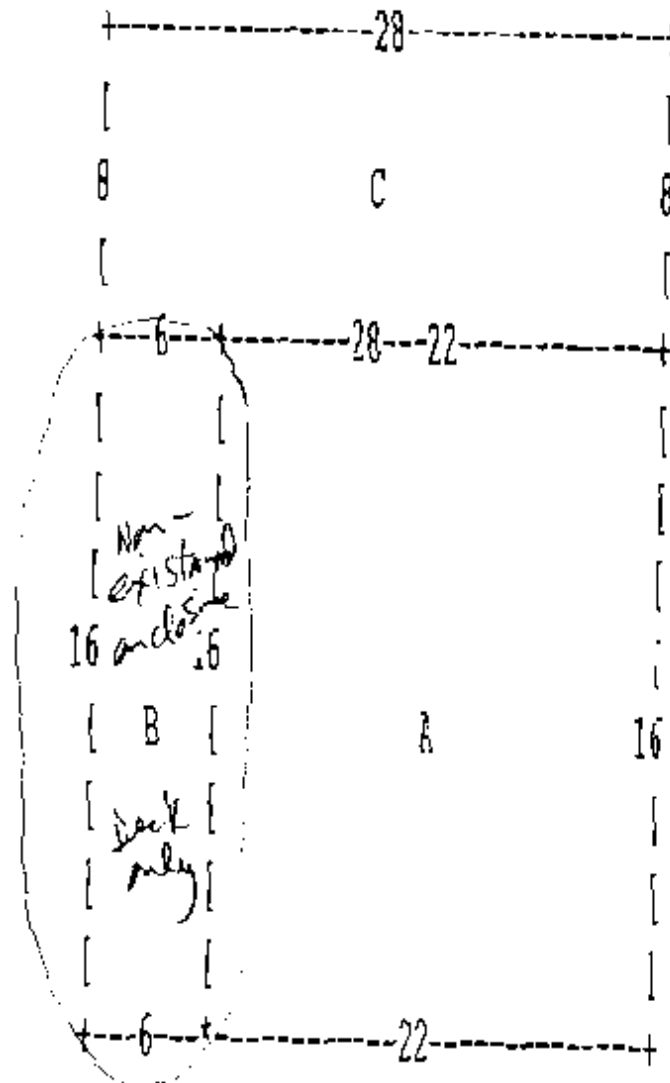
RPP095

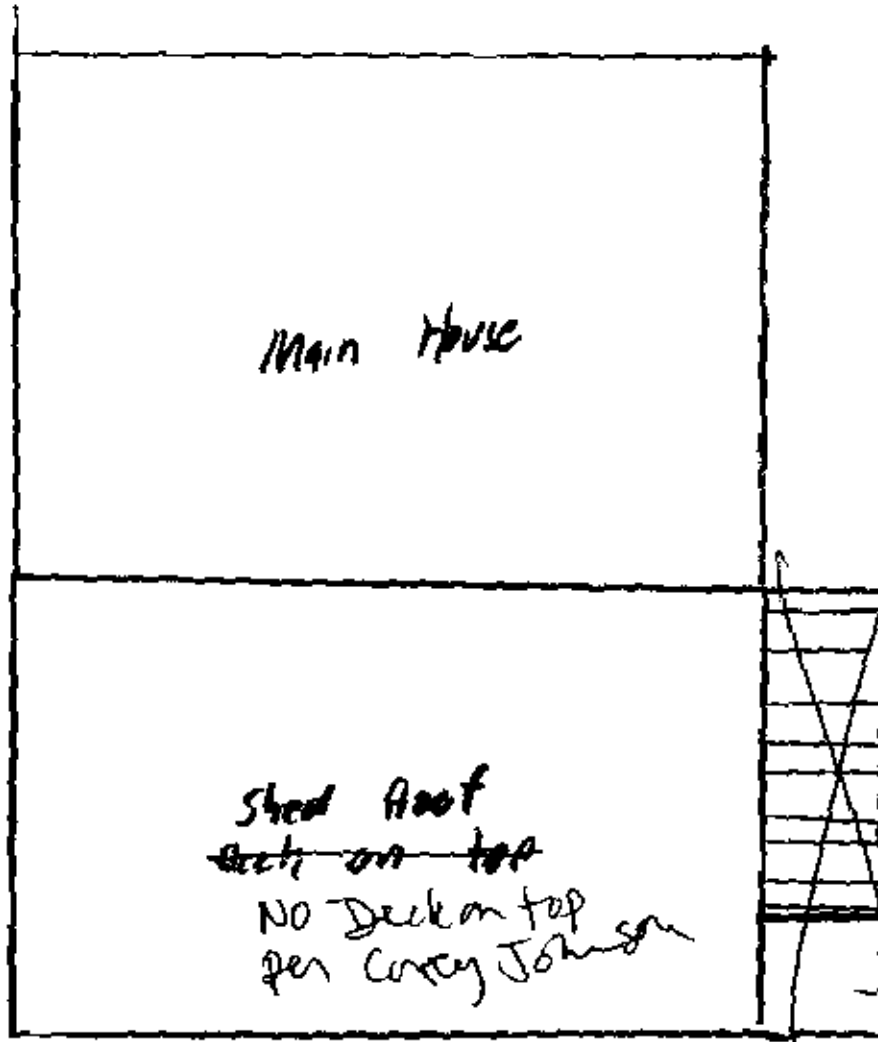
Parcel Id: 087- - S-009-001 01/01 Acct: J0864000

09:37

LWR	1ST	2ND	3RD	AREA
A	MAIN	STR		0352
B	33			0096
C	11			0224
D				
E				
F				
G				
H				
I				

TOTAL AREA: 352





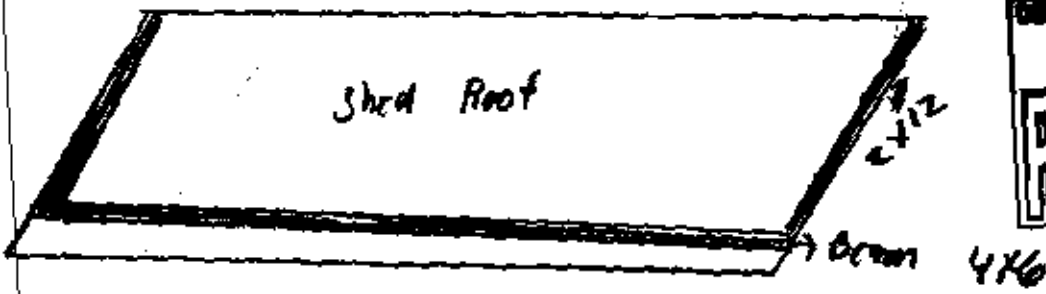
Main House

Removed  
per Corey  
Johnson  
2/5/99

stairs New

where old  
roof was

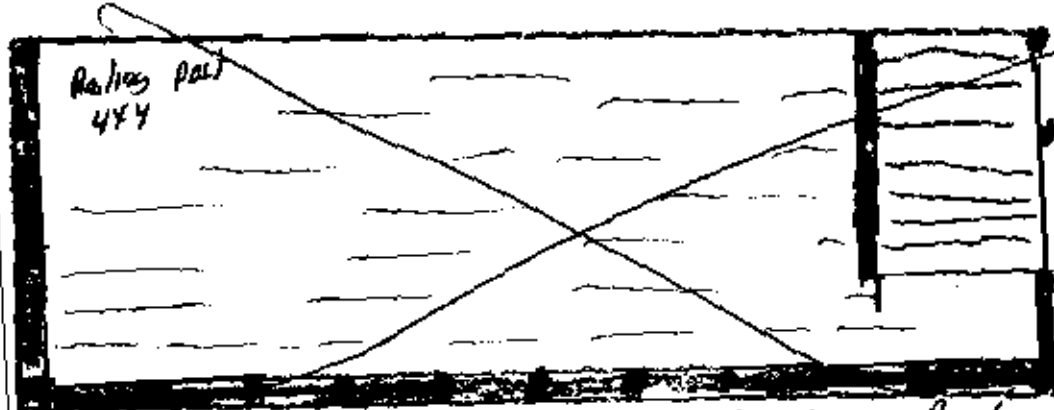
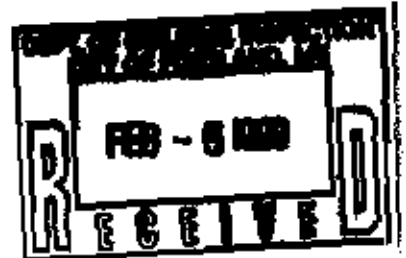
Shed Roof  
~~Deck on top~~  
NO Deck on top  
per Corey Johnson



Shed Roof

2x12

Deck 4x6



Railing post  
4x4

Deck on top of shed Roof

No Deck  
per Corey  
Johnson  
2/5/99

Roof 12x12 main Horse

- ① 2x12 Rafters - 16 oc
- ② 2x6 collar Tics - 16 oc
- ③ 3/4 ply wood on rafters

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

Beams to tie Horse in

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

Ⓐ Leaving open space in eaves

shed Roof + walls

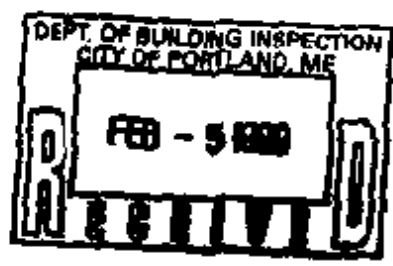
- ① 2x12 Rafters 16" on center
- ② 4x6 posts 4' apart
- ③ 4x6 beam
- ④ walls 2x6 - 16 oc
- ⑤ 1/2 ply wood walls
- ⑥ 3/4 ply wood Roof

Ⓐ 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

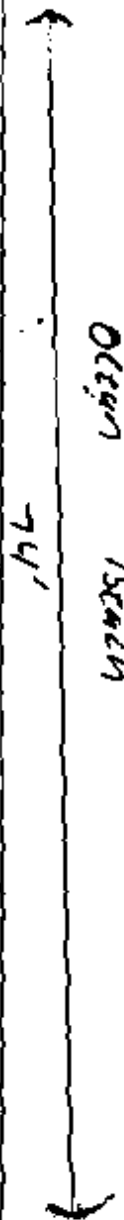


Ⓐ New construction



Plot Plan

Ocean Beach



DECK

Log wall

74'

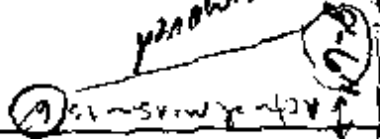
11m wall

8'x25'

8'x6'

WALL

to be removed



74'

STRUCK LINE

8'

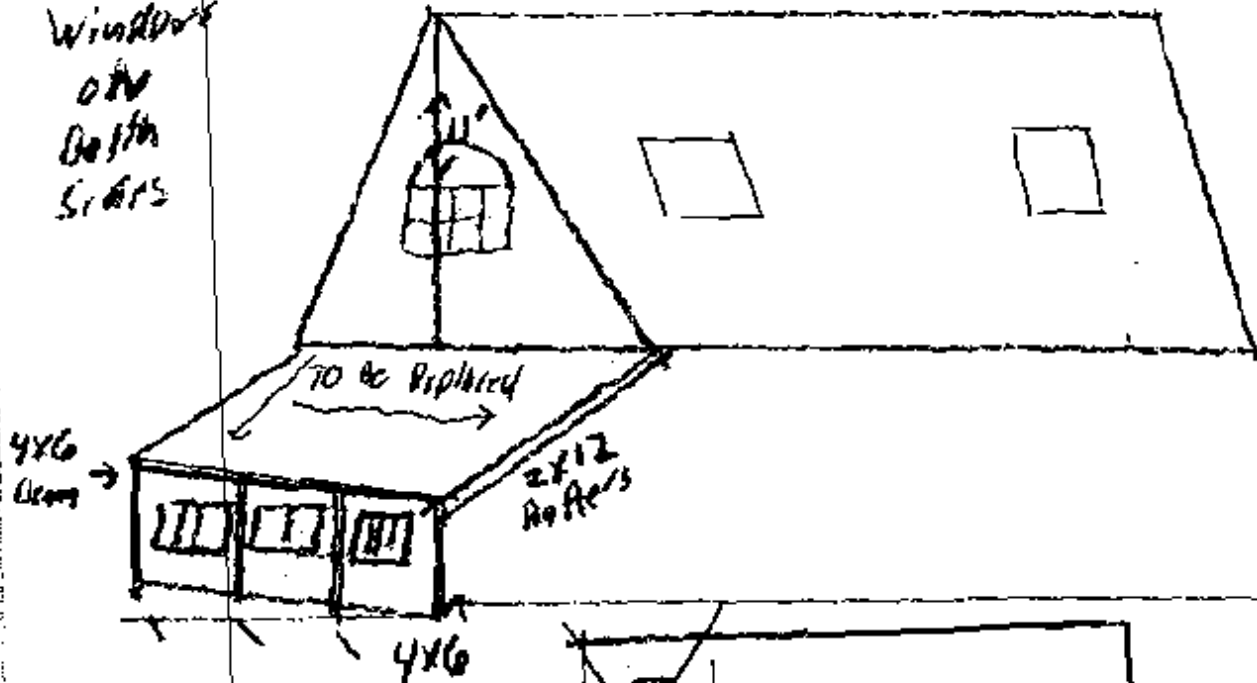
7'

74'

CITY PT ROAD

12/12 pitch New construction

Windows  
on  
both  
sides



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

~~placed  
with  
rafters~~

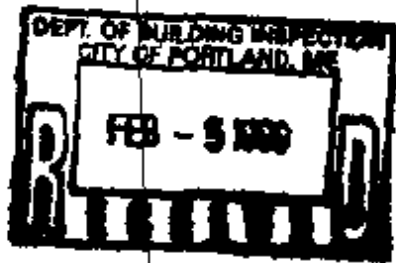


- shed roof to be replaced

6x6 beams  
1' on center

- open to below  
1st floor

↑ Cathedral Ceiling  
Not A Second floor



Main House

① Existing Framing of House

6x6 Post on Sona 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 Rafters 2' on center 2x8x16

---

Roof Rafters

Main House 2x6x10' 2' on center

Porch 2x6x9' 2' on center

Roof Sheathing pine Boards

Existing Framing of House

6x6 Post on 12' long 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

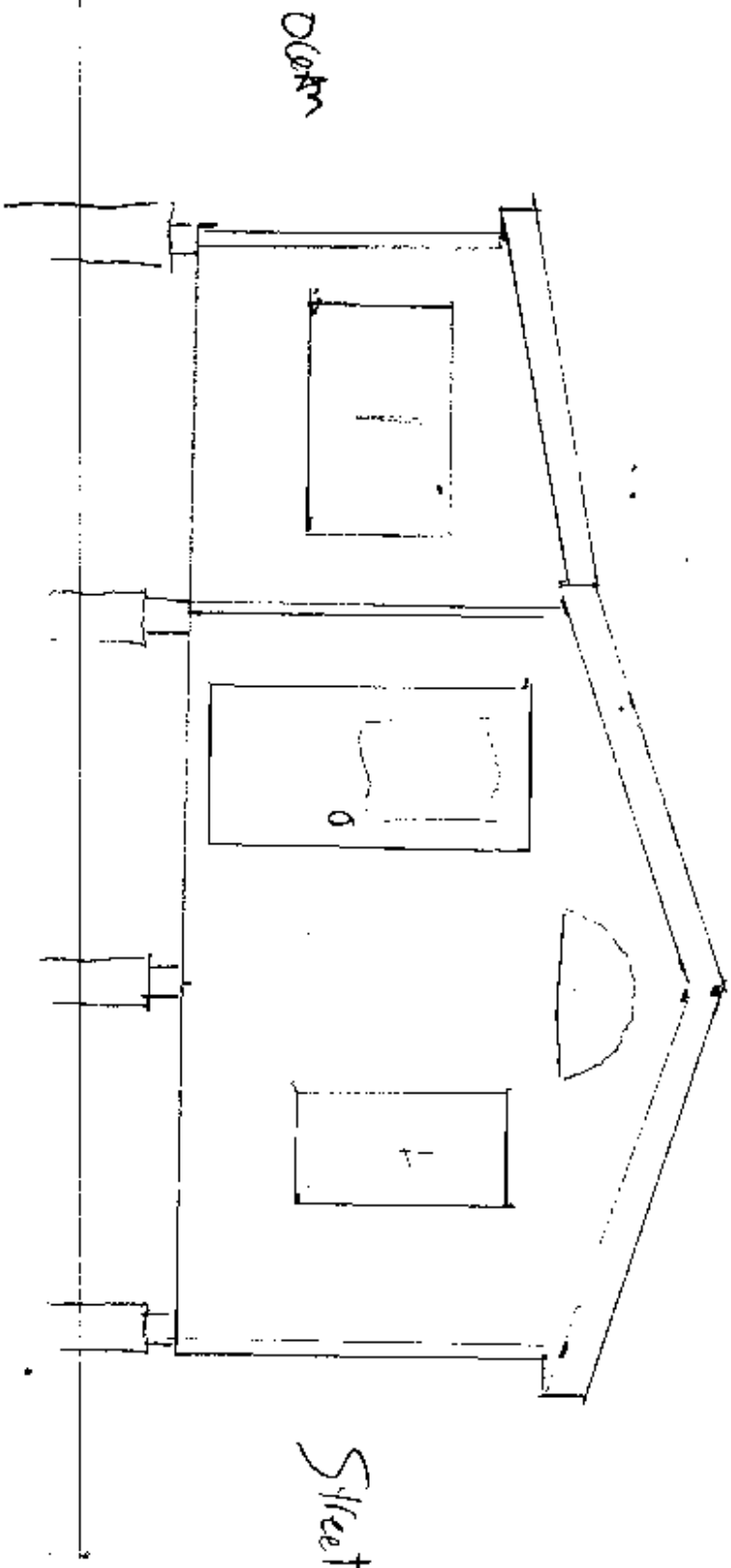
Porch Enclosed 2x6x9' 2' on/center

Roof sheathing Pine Boards 1" thick



WEST VIEW  
FISHING HOUSE

4.5  
12



1/4" = 1'

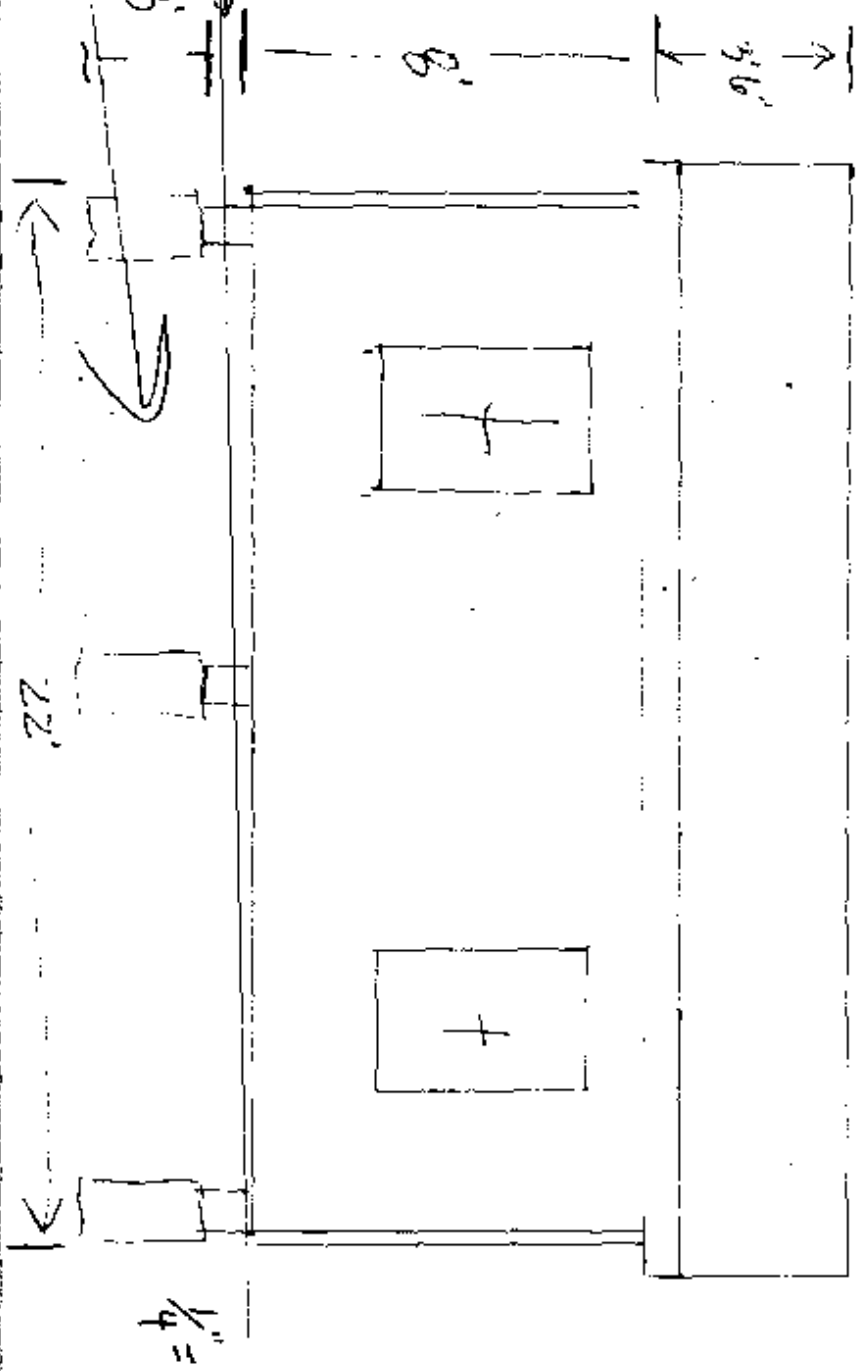
Existing Pit 11 4' x 12' House  
 " " 1 1/2' x 12' Porch  
 Crawlspace 3' under House

ROAD SIDE  
 Existing House

win Access to

Lyle Pickups  
 under house

DOT OPEN AS FOR  
 CONDUIT  
 spacing Volume



Existing Volume 6536.75

30% New Construction 2178.91

Remove Piece existing Porch  
Section Enclosed 541.68

---

6536.75

-30%

---

1961.02 would be 30%

+541.68

Add for removal of enclosed porch

---

2542.70

Total added on for volume

DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.  
DIRECTOR

MIKE

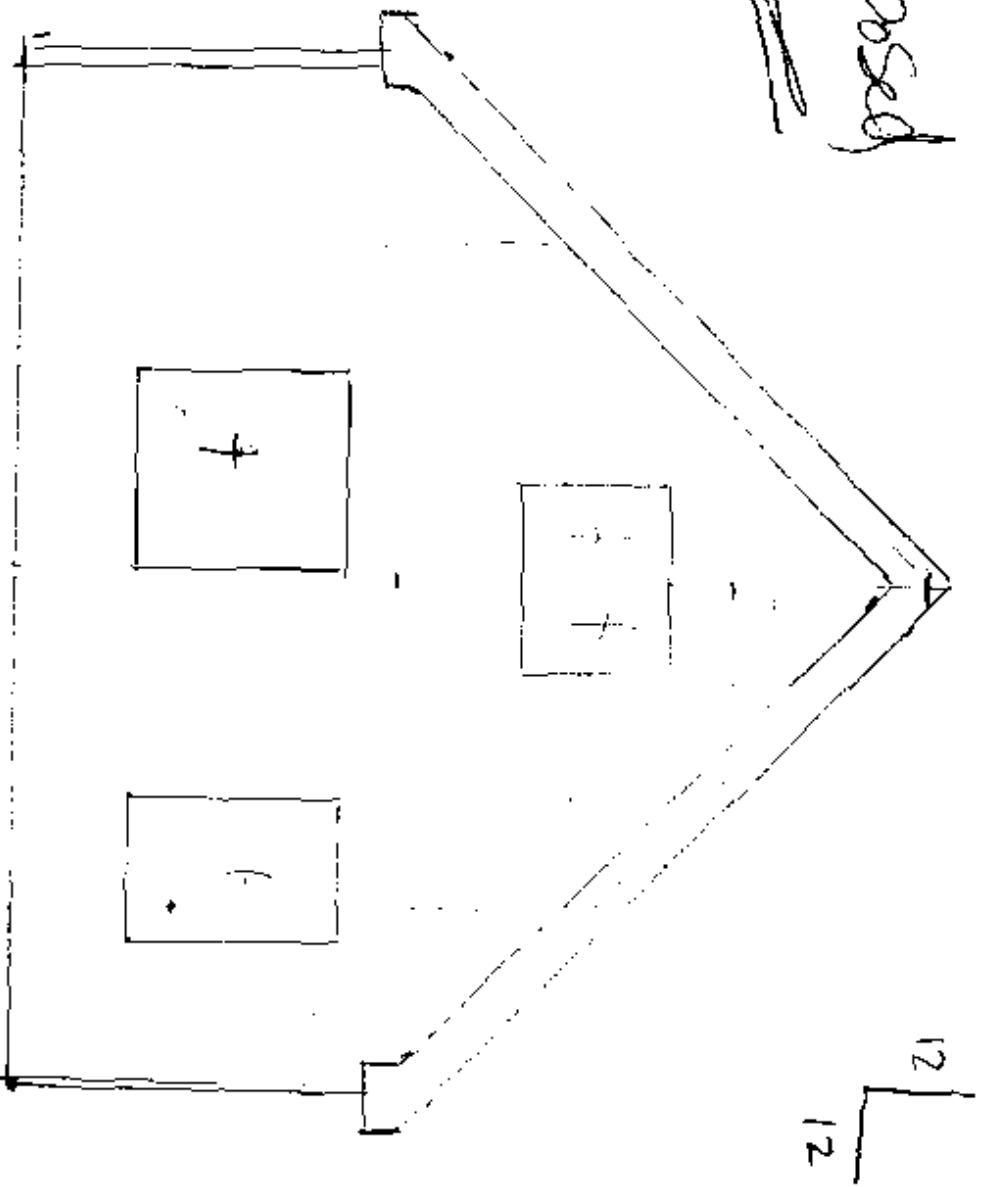
This was what was  
approved for Court Johnson.  
This is what he should  
be constructed. No  
occupancy is to be granted  
unless this is the  
work that has been  
built on site

de



Road View  
New construction  
Roadside view

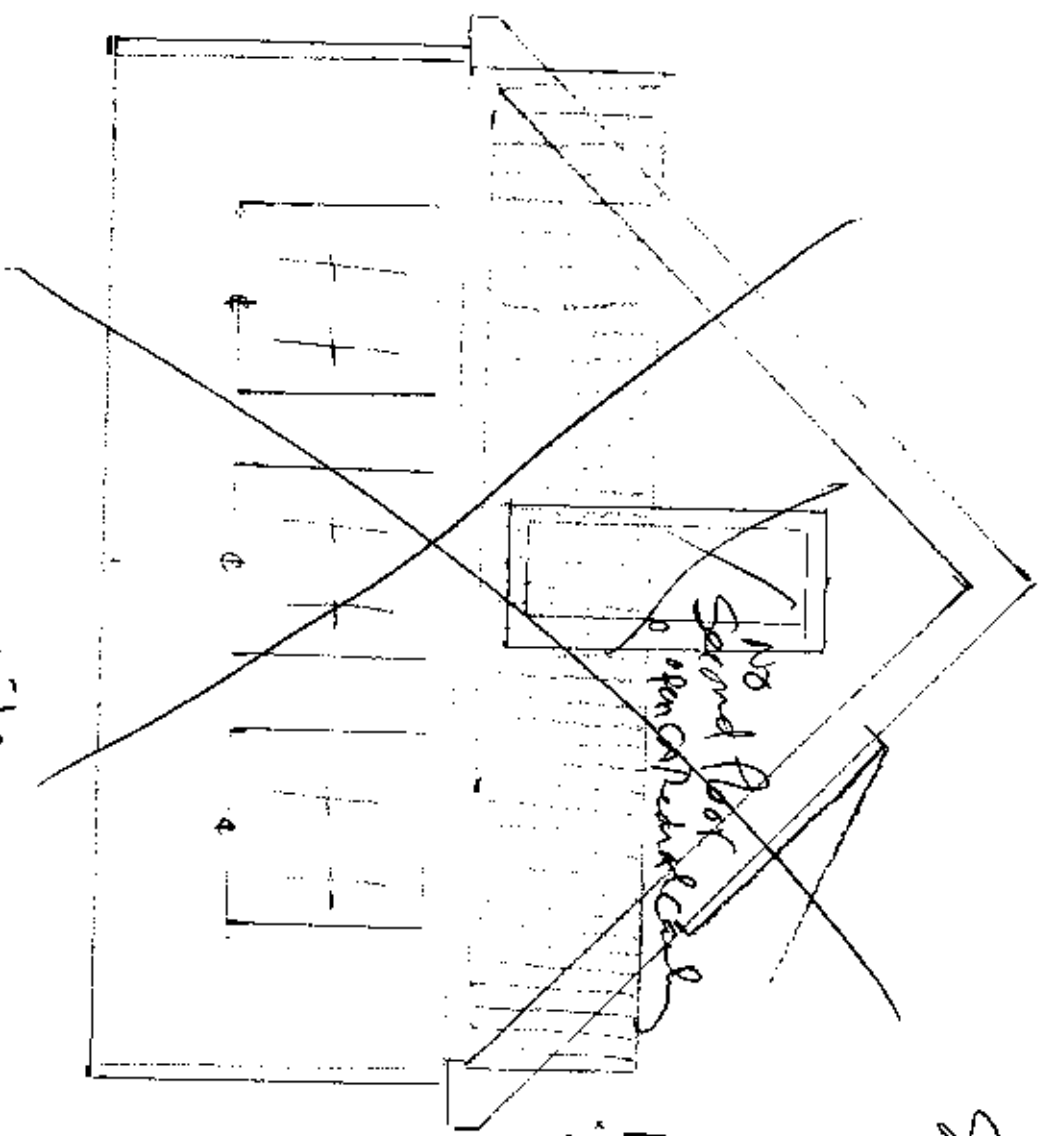
Proposed



Street

1/4"

OCEAN VIEW  
New Construction



See revised  
plans

No Deck -  
just old shed  
roof

No  
Second floor  
open staircase

12 /  
12

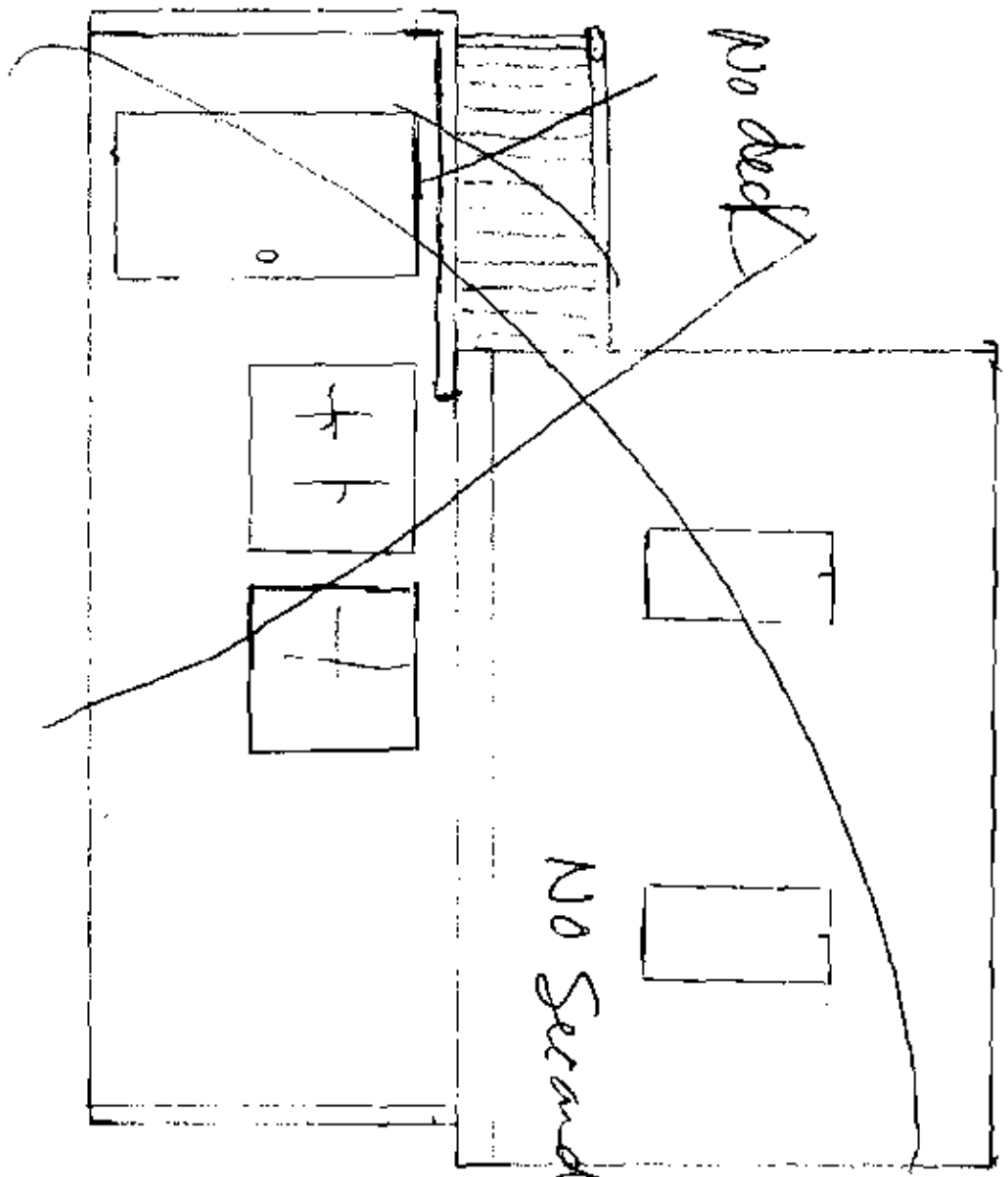
Ocean Side

1/4" = 1'

South side views new construction

12 |  
└── 12

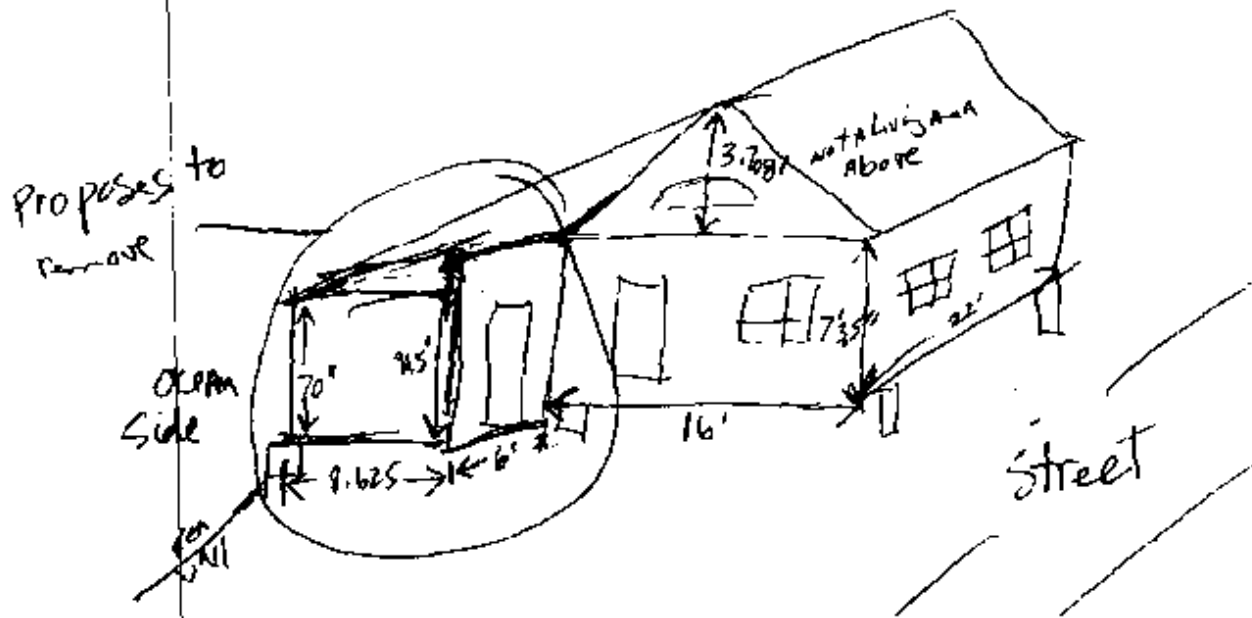
$\frac{1}{4}'' = 1'$



No deck

No Second Floor

# Existing Bldg



## Floor Area (sq footage)

SEA SIDE PORCH

$$8.625 \times 20 = 241.5 \phi$$

MAIN HOUSE

$$16 \times 22 = 352 \phi$$

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

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

$$8' \times 3.708' \times 22' = 652.608 \text{ cy}$$

\* Required width  
Notes:  
Not divided by 2  
for full area because  
using only 1/2 the width

$$4843.48 \text{ cy}$$

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

total cubic yds  
Allowed with 30%

18 City Point Rd  
P.I.

2/2/99

87-5-009

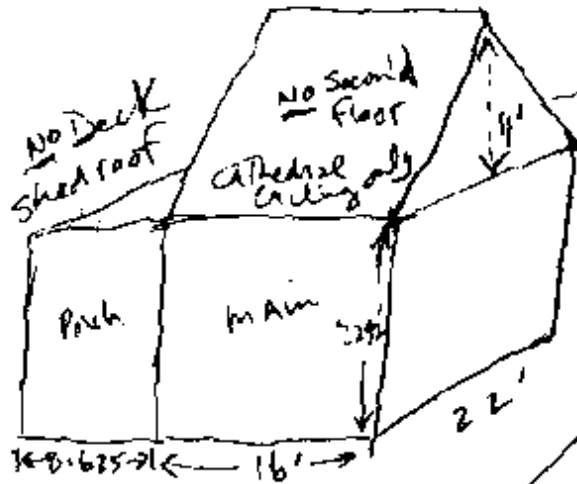
Corey Johnson

Ocean side

removed

6' porch that stuck out

# Proposed Alterations



## Floor Area - Square Footage

SEA side porch  $8.625' \times 22' = 189.75'$

Main house  $16 \times 22 = 352.00'$

$541.75'$

ok  $\longleftrightarrow$  771.65' <sup>+ 30% MAX</sup> allowed

No Second floor  
Cathedral ceiling only

## Volume Area - Cubic Yds

Area in new roof  $\frac{1}{2} \text{ the length of that side} \times \text{height} \times \text{depth} = 1936 \text{ cy}$   
 $11' \times 11' \times 16' = 1936 \text{ cy}$   
 (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  $8.625 \times 7.292 \times 22 = 1383.6579 \text{ cy}$

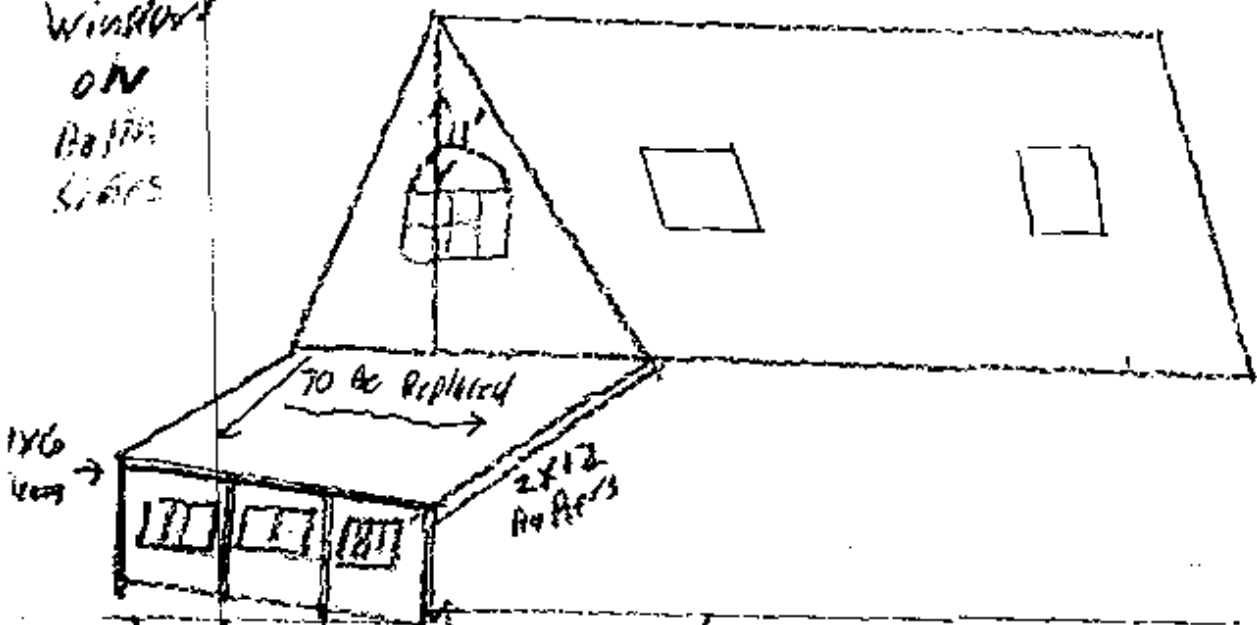
Shed roof over porch  $8.625' \times 1.79' \times 22 \div 2 = 169.826 \text{ cy}$

allowed with 30% increase  $6296.52 \text{ cy} \longleftrightarrow 6056.267 \text{ cy}$



12/12 pitch new construction

Windows  
on  
both  
sides



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

~~Planned  
with  
plans~~

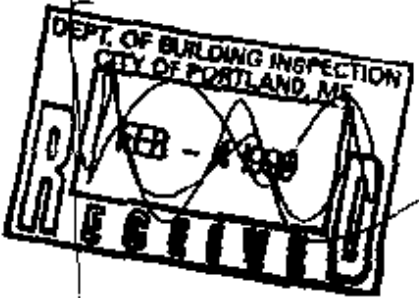
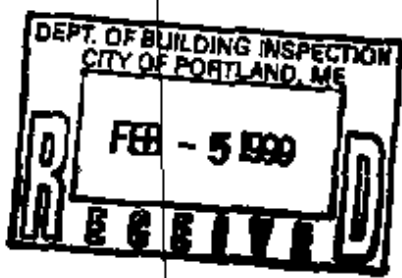
- shed roof to be replaced

6x6 beams  
1' 4" on center

Open to below  
1st floor

↑  
Cathedral Ceiling  
Not a Second floor

Main House

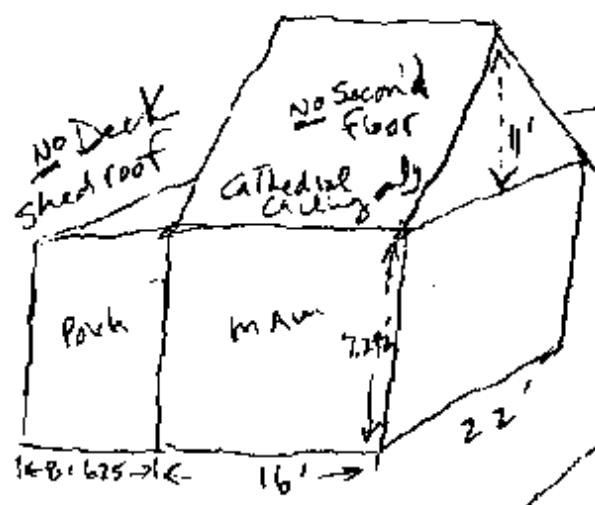


10 City Point Rd  
P. +  
2/2/99

Proposed Alterations

875-009  
Corey Johnson  
Ocean side

removed  
6' porch that  
stuck out



Floor Area - Square Footage

Sea Side porch  $8.625' \times 22' = 189.75'$

main house  $16 \times 22 = 352.00'$

$541.75'$

ok  $\longleftrightarrow$   $771.65'$  <sup>+ 50% MAX</sup> Allowed

No Second floor  
Cathedral ceiling only

Volume Area - Cubic Yds.

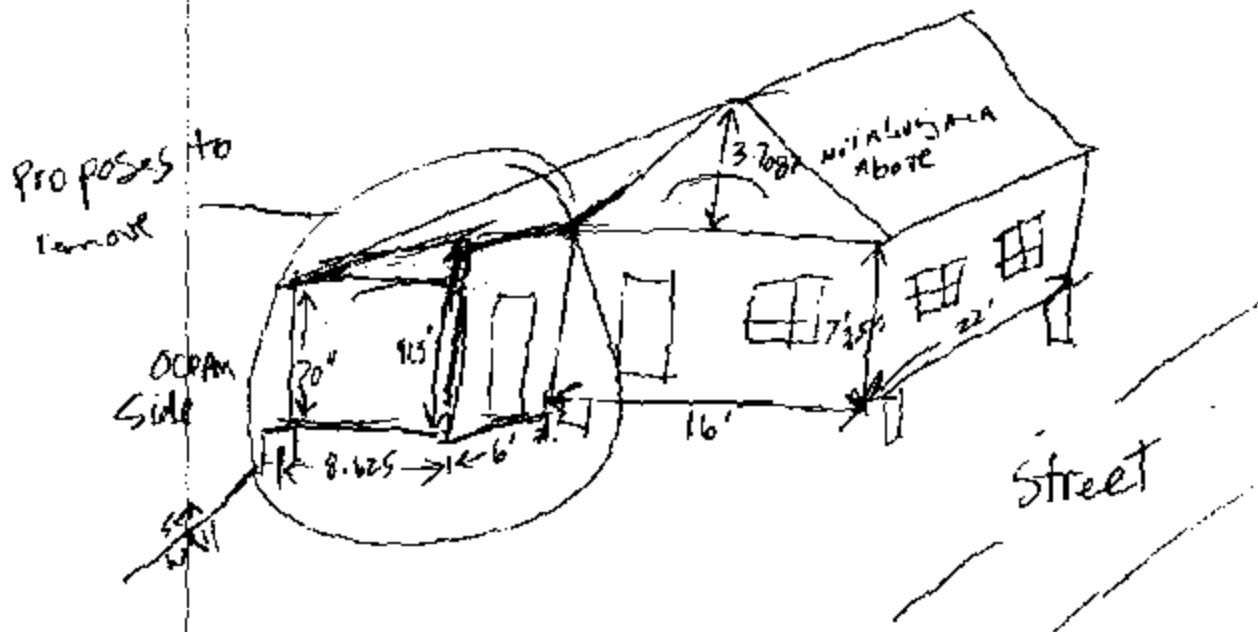
Area - New Roof  $11' \times 11' \times 16' = 1936 \text{ cy}$   
1/2 the length of that side (no dividing by 2 because took 1/2 length)

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

Porch Area - No roof  $8.625 \times 7.292 \times 22 = 1383.6579$

Shed roof over porch  $8.625 \times 1.79' \times 22 \div 2 = 169.826'$   
 allowed with 30% increase  $629.524 \text{ cy}$   $\longleftrightarrow$   $6056.267 \text{ cy}$

# Existing Bldg



## Floor Area (sq footage)

Seaside porch

$$8.625 \times 28 = 241.5$$

Main house

$$16 \times 22 = 352$$

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

TOTAL sq Ft.  
Allowed with 30%

## Volume Area - cubic yards

enclosed Porch

$$8.625' \times 28' \times (70'') \div 5.83 = 1407.945 \text{ cy}$$

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:  
11.5' divided by 2  
for full area because  
using only 1/2 the width

$$4843.48 \text{ cy}$$

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

total cubic yds  
Allowed with 30% c1

Volume :

from Contractor  
- in Accurate drawings

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

to talk to Beam

Existing Volume 7630.88

30% Allowable Increase 2289.26

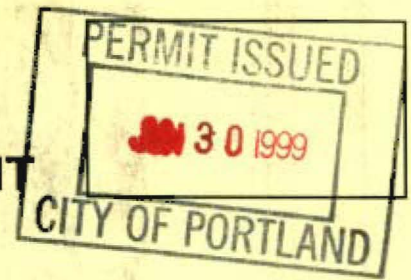
Volume After Construction:

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



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:

Location 087-S-009  
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  
 Attic  
 Roof

*wood?  
protected*

### 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.

*\$1,900*

*\$30.00*

Approved

Approved with Conditions

Fire: 11417

Ele.: \_\_\_\_\_

Bldg.: #

- See attached letter or requirement

Signature of Installer Timothy R. Peppers, SR.

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 18 City Point Rd (087-S-009)

Issued to T. Covington Johnson

Date of Issue August 18, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990099/<sup>990586</sup>, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family, BOCA 96  
Use R-3, Type 5B

Limiting Conditions: The one time shoreland expansion of 30% of a total of 771.65 sq. ft. and the one time volume increase to a total of 6296.524 cubic yards. The 2nd floor may not exceed 237.28 sq. ft. including neighborwall space & stairs. The shed roof may not be used as a deck or porch. Mr. Johnson must submit a letter from the City Engineer on the height & location of the fence.

This certificate supersedes  
certificate issued July 7, 1999

Approved:

8-31-99

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*WVC*