

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

Location of Construction: City Point Rd. Peaks Island		Owner: T. Covington Johnson	Phone: (207) 766-3375	Permit No: 990586
Owner Address: P.O. Box 48 Peaks Island		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Owner		Address:		Phone:
Past Use: Single Family	Proposed Use: Same	COST OF WORK: \$ 250.00	PERMIT FEE: \$ 25.00	<div style="border: 1px solid black; padding: 5px;"> PERMIT ISSUED JAN 9 1999 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>3</i> Type: <i>502</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Amending Permit #990091 Adding 234 SQ. Feet On 2nd Floor Deck w/ 2x6 Decking		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: <i>IR-2</i> CBL: 087-S-009 Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>yes w/ 75'</i> <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"/> min
Permit Taken By: S.P.	Date Applied For: GD June 3rd, 1999		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..

Please Call For Pick Up - 766-3375

**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

June 3rd, 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

- 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

6-11-99 we visited site we decreased the sq footage of the floor area with the total area allowed. Being the removal of (4) more floor planks we decreased the stairs and the framing, I will speak to marge about fence (TR)

Stairs winders dont meet code need to add Recepticals
Need to Remove 4 Floor planks. to Kitchen
Need amendment to 2nd floor door Installation.

7-16-99 New window is in place and door is removed
OK on all other Issues smoke alarms all sound
OK to Issue COF (TR)

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**

766-5274
FAX

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: <i>City Pt Port Peairs Island ME</i>		
Tax Assessor's Chart, Block & Lot Number Chart: <i>087</i> Block# <i>5</i> Lot# <i>009</i>	Owner: <i>T. Covington Sobrasin</i>	Telephone#: <i>766-3375</i>
Owner's Address: <i>PO Box 48 Peairs Island</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$250</i> Fee: <i>\$25</i>
Proposed Project Description: (Please be as specific as possible) <i>940091 Add 234 sf on second floor Deck with 2x6 sections</i>		
Contractor's Name, Address & Telephone <i>Self</i>		Rec'd By: <i>[Signature]</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and all 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.

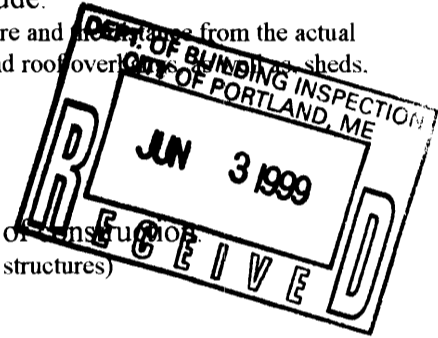
Certification

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: <i>[Signature]</i>	Date: <i>6/3/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
O:\INSP\CORRESP\MNUGENT\APADSFD.WPD

Call for P/U 766-3375



BUILDING PERMIT REPORT

DATE: 5 June 99 ADDRESS: City Point Rd. CBL: 487-5-009
 REASON FOR PERMIT: Amend permit # 990091 2nd Floor deck
 BUILDING OWNER: T. Covington Johnson
 PERMIT APPLICANT: _____ / Contractor owner
 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, *11, *12, *13, *14, *15, *19, *27, *31, *32, *33, *34, *35 (#31)

- *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. 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
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", 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 3e4" 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)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 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)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- X 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (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) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- X 31. Please read and implement the attached Land Use Zoning report requirements. *- see Attached*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. *A minimum of 3x2x12" built-up beam is required on 12' span.*
A minimum of 2x10"@16" OC. is required for joists.
- X 35. *See stair & window requirements.*
36. _____

[Signature]
 J. Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

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

LAND USE - ZONING REPORT

ADDRESS: City Point Road, P.F. DATE: 6/8/99
REASON FOR PERMIT: Amendment to original Permit
BUILDING OWNER: Covey Johnson C-B-L: 87-5-9
PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#1, #11, #12, #6

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. ~~Any work beyond this permit shall be removed immediately.~~
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. 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.
11. Other requirements of condition you have "maxed" out your Allowable 30% increase in floor area & volume AS Allowed under Shore Land Zoning. This is only permitted once during the lifetime of the building.

Marge Schmuckal, Zoning Administrator

#12 the issuance of this permit lifts the current stop order on this job,
Marge Schmuckal

Applicant: Covey Johnson Date: 6/8/99
 Address: City Pt. Rd, Peaks Is. C-B-L: 87-5-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing
 Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - Amend permit # ~~87-019~~ 990091 to enlarge floor area (2nd floor) within the allowable 30% increase
 Sewage Disposal -

Lot Street Frontage - Volume is not changing & remains the same under prior approvals

Front Yard
 Rear Yard
 Side Yard
 Projections
 is allowed up to 771.65 # of floor area
 ① 1st floor main house = 16' x 22' or 352 #
 ② Seaside Porch = 8.625' x 22' or 189.75 #
 541.75 #

Width of Lot -
 Height - ③ proposed partial 2nd floor =

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays - ~~15 x 12~~ 2nd floor 10.33' x 16' = 165.28

Site Plan - 2.5 x 12 = 30.00

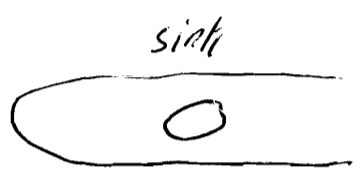
Shoreland Zoning/ Stream Protection - 195.28 # - upstairs area.

Flood Plains -
 Stairway up = 42.06
 given
 less platform on 1st floor 4x4
 233.28 #
 - 16.00
 (221.28 #)

771.65
 - 541.75
 229.90 #

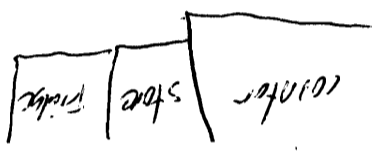


door



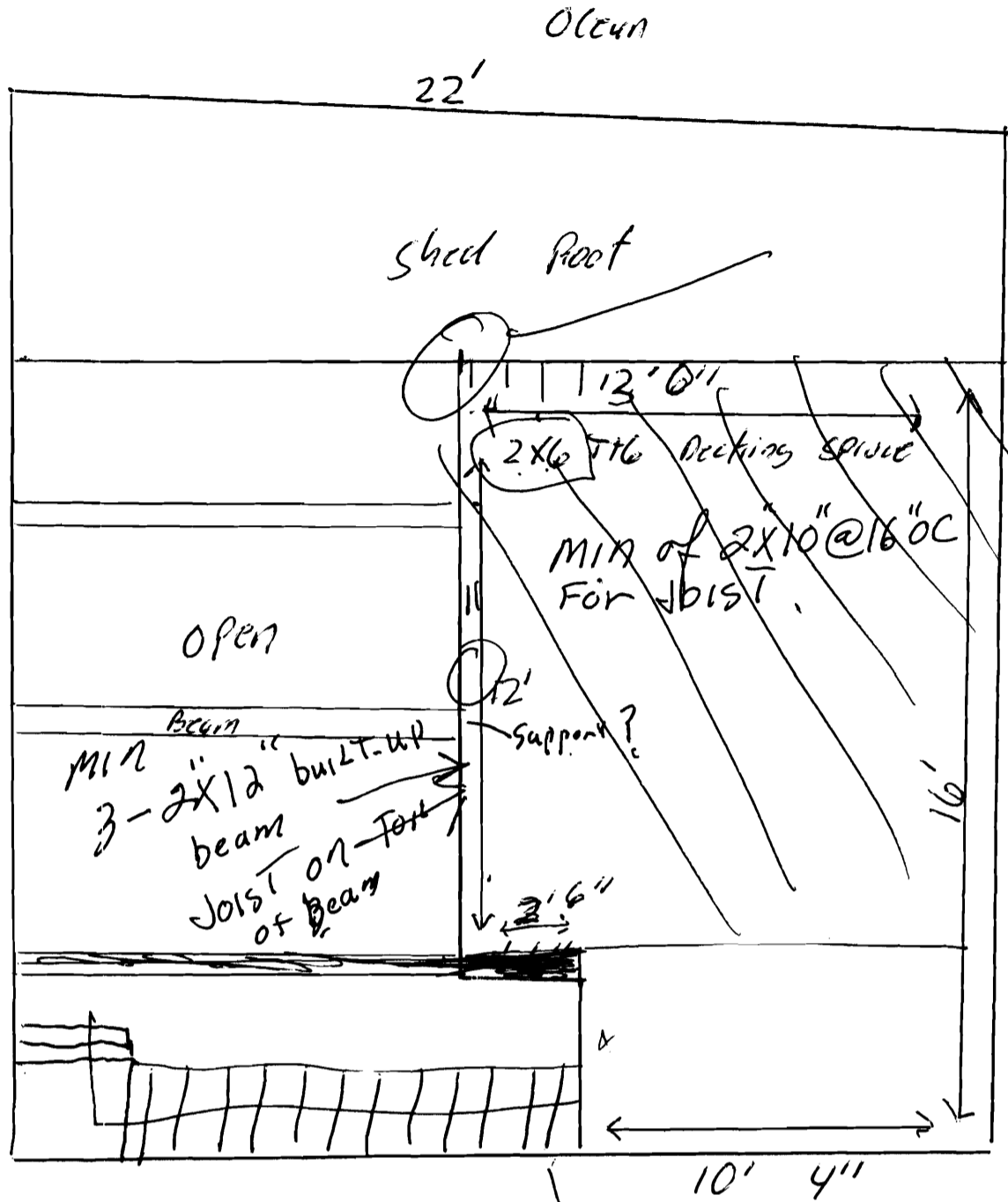
sink

door



stairs 7 3/4 rise
 36" Landing
 10' net trends
 6' 8" Head room

city PT Ad



12'
 #30
 360
 13'
 1080
 4680
 5680
 2840

stair not to scale

see STAIR detail

$$13 \times 12 = 156$$

$$10.25 \times 4 = 41$$

197 sq ft up stairs

stairs 42 sq ft

239 Total Add up stairs

Total allowed with 30% sq ft

771.65

Total down stairs first floor

528.00

243.65



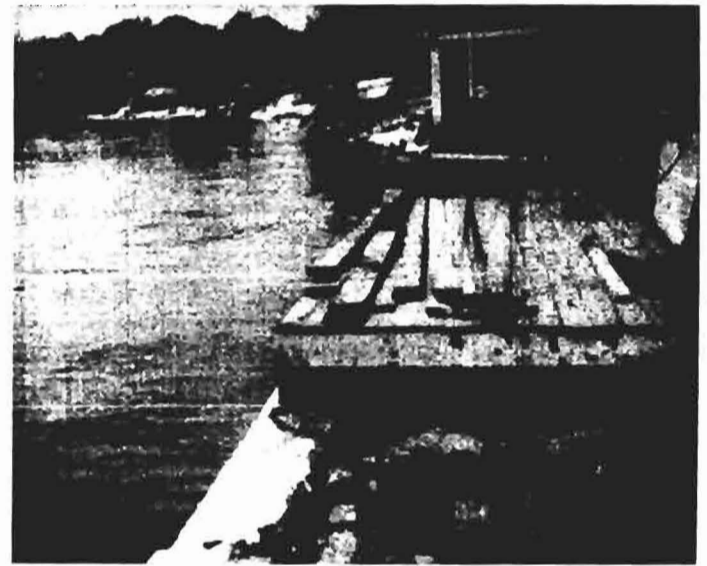
2/2/99 lot line/street markings
18 City Point Rd, PI



2/2/99 18 City Point Rd, PI



2/2/99 18 City Pt Rd, PI



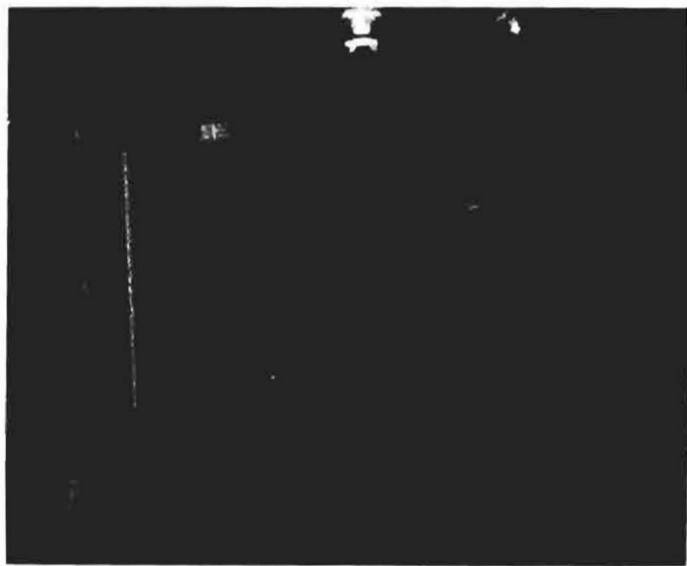
2/2/99 18 City Point Rd PI



2/2/99 18 City Pt. Rd P-I



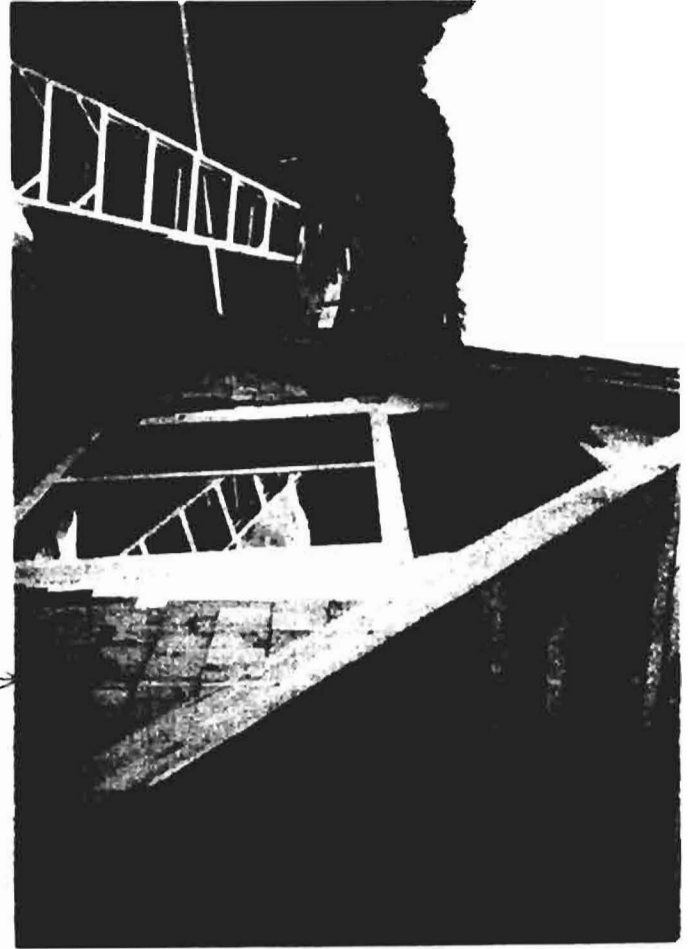
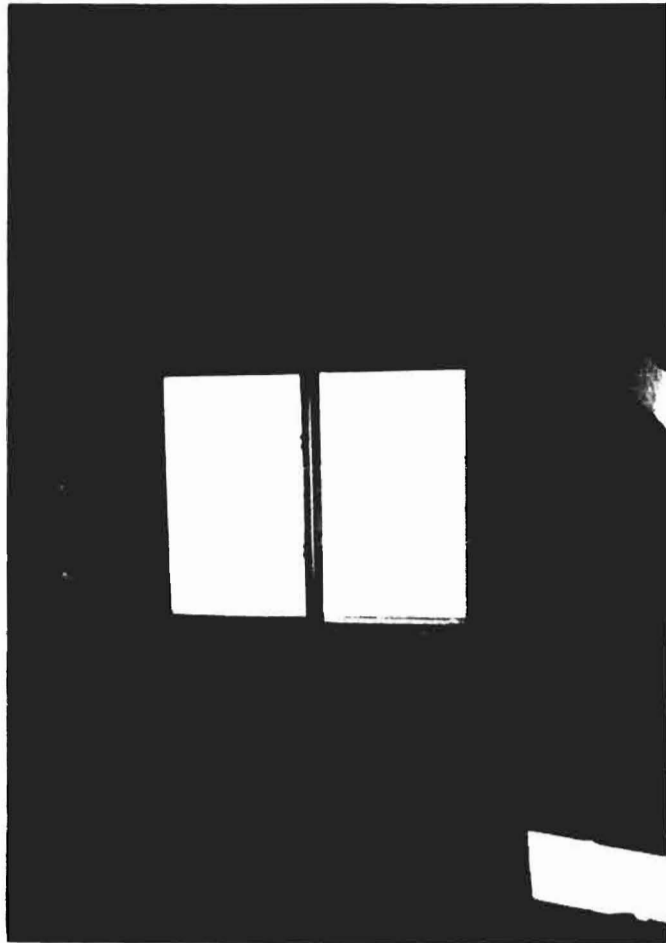
2/2/99 18 City Point Rd PI



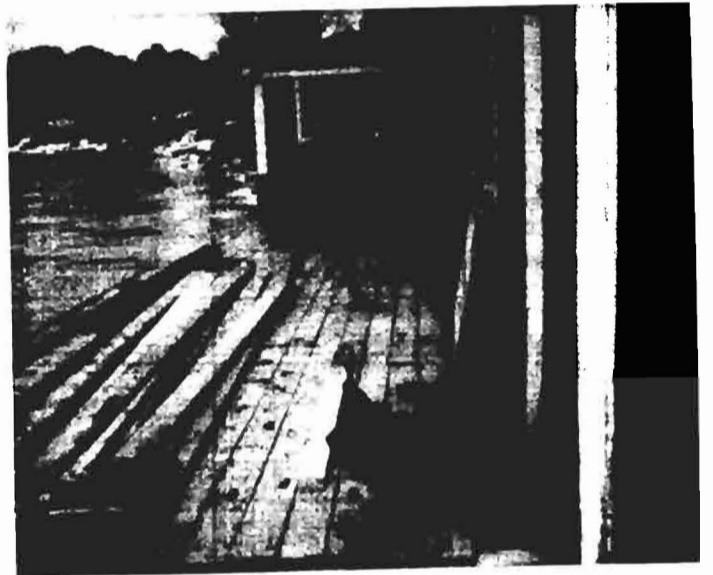
2/2/99 18 City Point Rd PI



2/2/99 18 City ~~Pt~~ Rd PI



July 14, 1999



2/2/99

18 City Point Rd #7



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 18 City Point Rd (087-8-009)

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. 990099/⁹⁹⁰⁵⁸⁶, 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

APPROVED OCCUPANCY

Entire

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)

D.C. Weinberg
Inspector

B. [Signature]
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.

MVC