

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 100591

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that BURKHOLDER BRAD A /property owner  
has permission to Create year round room from existing seasonal room  
AT 181 ISLAND AVE Peaks Island CBL 087 Y021001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before the building or part thereof is occupied.

**PERMIT ISSUED**

JUN 21 2010

OTHER REQUIRED APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

City of Portland  
*James Burke* 6/21/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0591	Issue Date:	CBL: 087 Y021001
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Location of Construction: 181 ISLAND AVE Peaks Island	Owner Name: BURKHOLDER BRAD A	Owner Address: 181 ISLAND AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Two Family - Seasonal Room	Proposed Use: Two Family - Year Round Room - Create year round room from existing seasonal room (one story)	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003	

Proposed Project Description: Create year round room from existing seasonal room (one story)	Signature:	Signature: JMB 6/21/10
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 05/28/2010	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>House is about 175' from water</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"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 6/2/10 <i>ASB</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ASB</i> Date:
	<p style="text-align: center;"><b>PERMIT ISSUED</b></p> <p style="text-align: center;">JUN 21 2010</p> <p style="text-align: center;">City of Portland</p>		

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0591	Date Applied For: 05/28/2010	CBL: 087 Y021001
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<b>Location of Construction:</b> 181 ISLAND AVE Peaks Island	<b>Owner Name:</b> BURKHOLDER BRAD A	<b>Owner Address:</b> 181 ISLAND AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family - Year Round Room - Create year round room from existing seasonal room (one story)	<b>Proposed Project Description:</b> Create year round room from existing seasonal room (one story)
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**Dept:** Zoning      **Status:** Pending      **Reviewer:** Ann Machado      **Approval Date:** 06/02/2010  
**Note:** 16' x 12' deck was enclosed w/ glass in 1975 (#818).      **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/21/2010  
**Note:**      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Those renovating a single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

**Comments:**  
6/1/2010-amachado: Left vcm for Brad Burkholder. Permit in 2008 had legal use as two family. Has this changed? I the deck on the roof new?  
6/2/2010-amachado: Recieved voicemail from Brad Burkholder and spoke to his wife. Using the house as a one family at the moment, but don't want to change it to a single family.  
6/16/2010-jmb: Left msg at home for Brad B. For clarification on insulation factors of floor, walls and ceiling and window u factors.  
6/21/2010-jmb: Spoke to Brad B., he confirmed information as noted on the plans, ok to issue

**PERMIT ISSUED**

**JUN 21 2010**

**City of Portland**

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUN 21 2010

City of Portland



# General Building Permit Application

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: <u>181 ISLAND AVE, PEAKS ISLAND MR.</u>		
Total Square Footage of Proposed Structure/Area <u>192'</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>4</u> Lot# <u>21</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>BRAD BURKHOLDER</u> Address <u>181 ISLAND AVE</u> City, State & Zip <u>PEAKS ISL. 04108</u>	Telephone <u>766-2628</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name	Cost Of Work: \$ <u>\$6000.-</u>
	Address City, State & Zip	C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">MAY 28 2010</p>		
<p>Current legal use (i.e. single family) <u>two family</u> Number of Residential Units <u>2</u></p> <p>If vacant, what was the previous use? <u>Seasonal use</u></p> <p>Proposed Specific use: <u>Living space</u></p> <p>Is property part of a subdivision? <u>No</u> If yes, please name _____</p> <p>Project description: <u>Seasonal Room - Create year round room!</u></p>		
Contractor's name: <u>SELF - BRAD BURKHOLDER</u>		
Address: <u>Same</u>		
City, State & Zip _____		Telephone: <u>766-2628</u>
Who should we contact when the permit is ready: <u>BRAD BURKHOLDER</u>		Telephone: _____
Mailing address: <u>Same</u>		<u>766-5631</u>

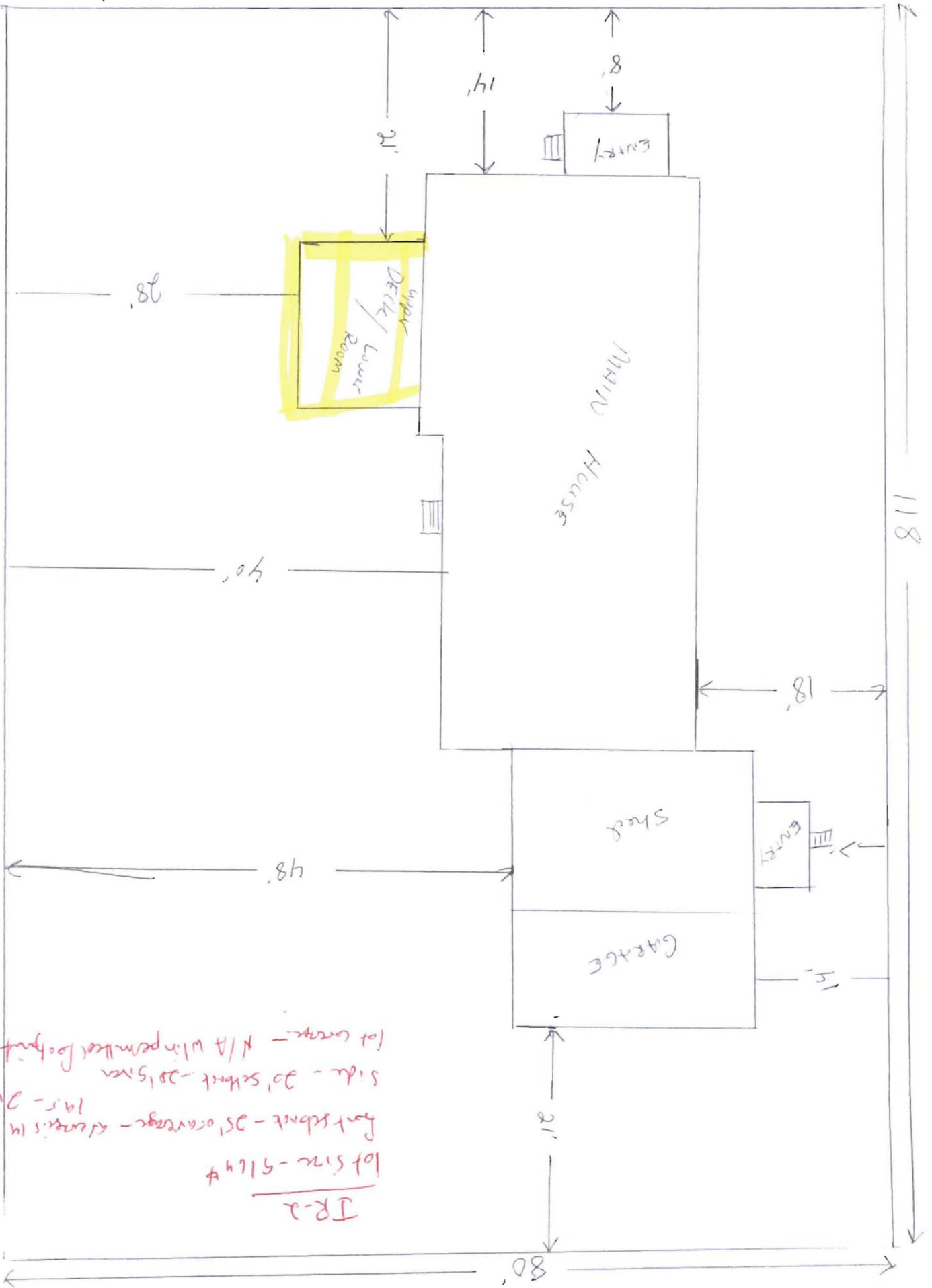
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: Brad Burkholder Date: 5-28-10

This is not a permit; you may not commence ANY work until the permit is issued



IR-2  
 lot size - 5164 #  
 front setback - 25' average - 21.5' in 195-215  
 side - 20' setback - 20.5' in 195-215  
 lot coverage - N/A with permitted footprint

BRAD BURKHOLDER  
181 ISLAND AVE  
PEAKS ISLAND

DECK FRAMING

2" Rigid Insulation  
6" Batt  
Window Header  
2x6 + 3/4" ROT

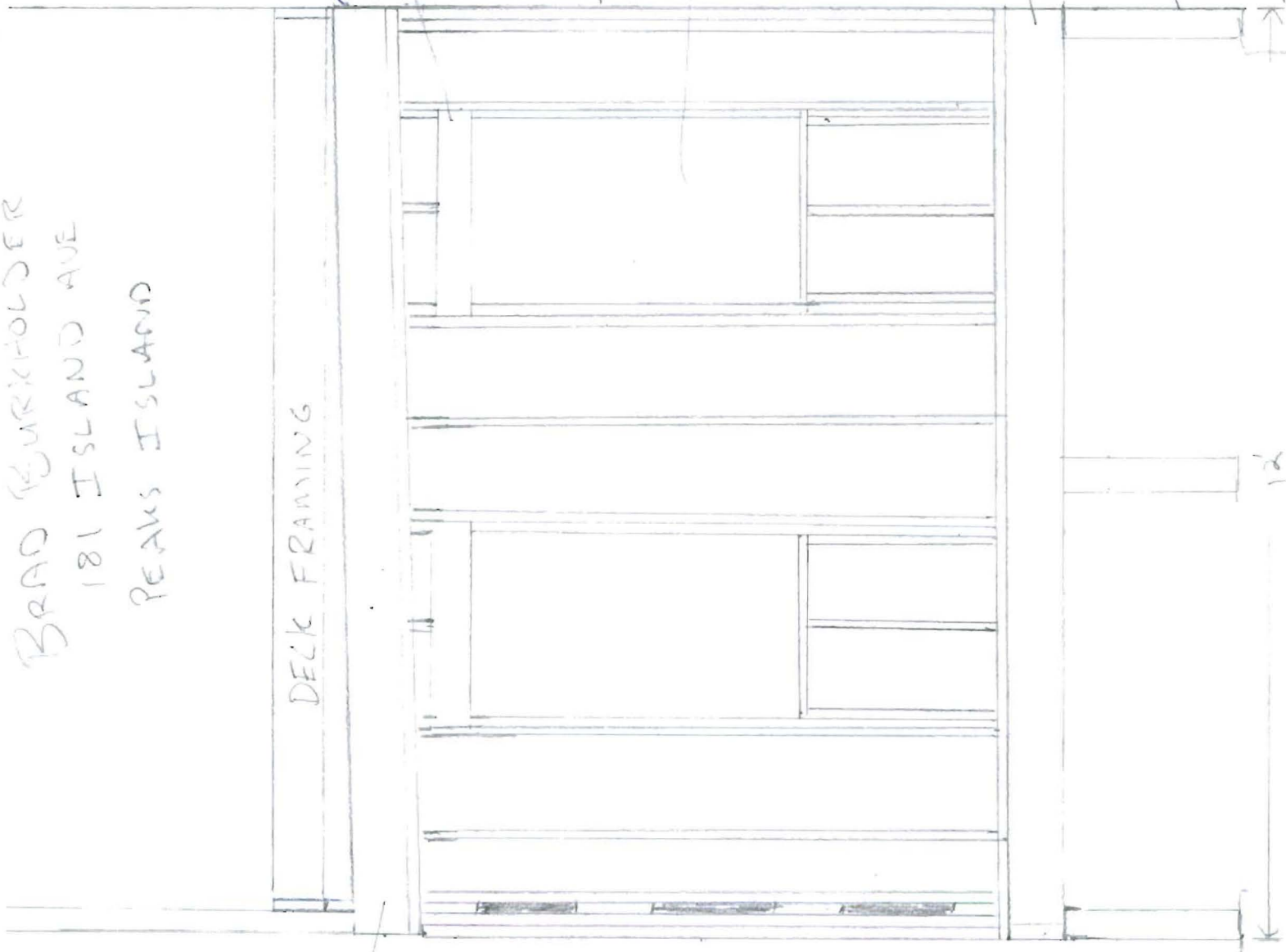
Rigid wall studs  
1" Rigid 4x6 batts

LOWE  
Andersen  
Double Hung  
Thermal

1" Rigid  
6" Joists  
2x10" Floor Joist  
Doubled on perimeter

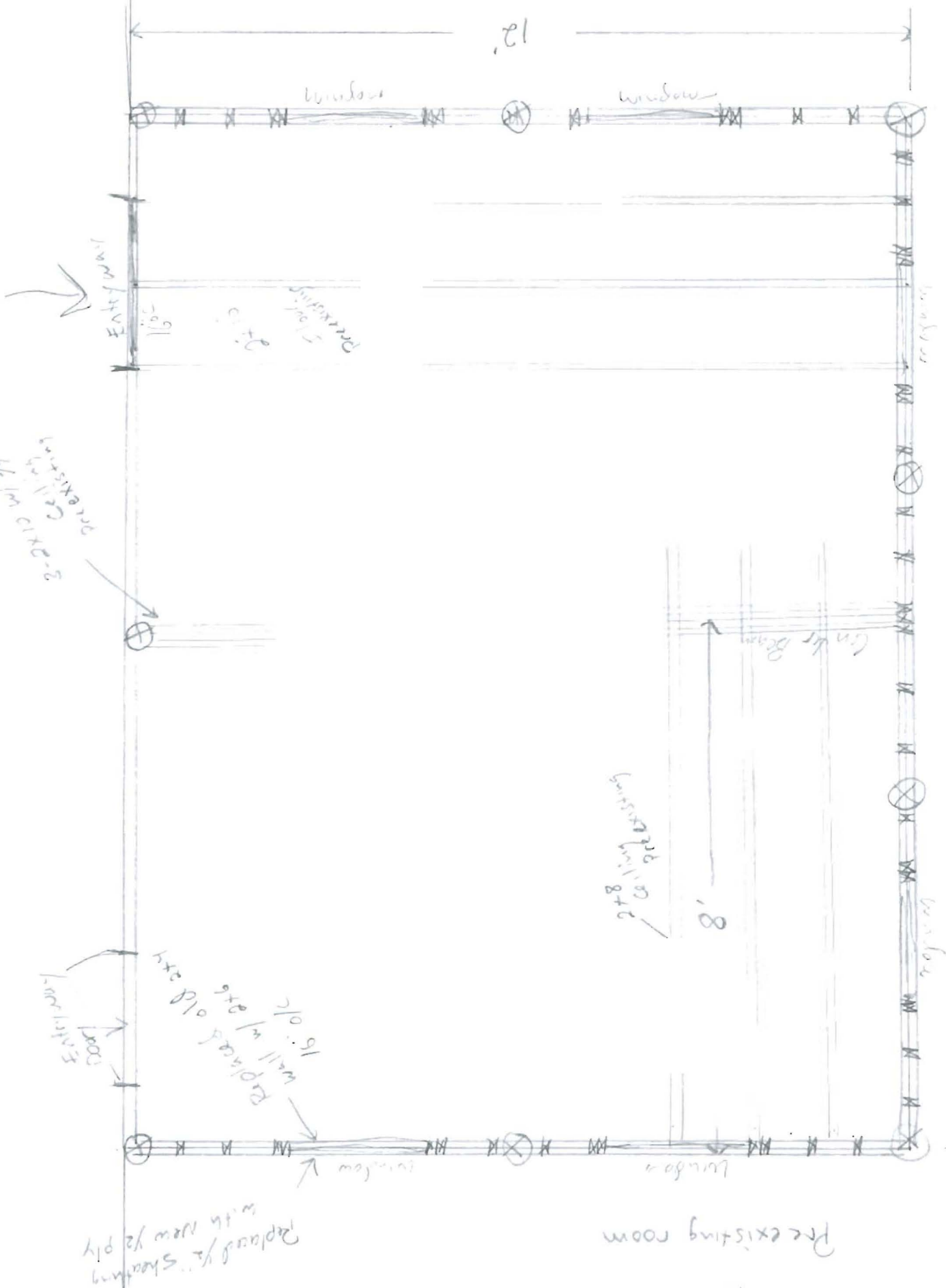
4x4 post  
8" concrete

2x8 Ceiling Joists



# MAIN HOUSE

181 ISLAND AVE Peaks Island  
BRAD BURKHOLDER 766 2628



16'

12'

8'

16'

Replaced 1/2" sheathing with new 1/2 ply  
Replaced old joist wall w/ 2x6  
16' o/c  
Existing entry

8' o/c joists existing

Center Beam

Entry wall  
16'

Existing  
Joist  
2x6

Existing  
3-2x10 w/ply  
kitchen

Pre existing room

Window

Window

Window

Window

Window

Window



Lot # 87-4-21 - Mrs. M. J. Leblais  
 Scale 1" = 16'0" ( $\frac{1}{16}" = 110"$ )  
 Location of dwellings on property

1975 - #818

