

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

Location of Construction: 18 Natick St , Peaks Island		Owner: Murdock, Peter & Elena		Phone:	Permit No: 971247
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: John Kiely		Address: 591 Island Ave Peaks Island, ME 04108		Phone: 766-2026	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 9,860.00	PERMIT FEE: \$ 70.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: Construct Addition		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____	
Permit Taken By: Mary Gresik		Date Applied For: 13 November 1997			

PERMIT ISSUED
NOV 18 1997
CITY OF PORTLAND

Zoning Approval: _____
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: 11/17/97

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: John Kiely ADDRESS: 591 Island Ave, Peaks Island, ME DATE: 13 November 1997 PHONE: 766-2026

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

CEO DISTRICT **6**

BUILDING PERMIT REPORT

DATE: 18 NOV 97 ADDRESS: 18 N ATICK ST. P.T.
 REASON FOR PERMIT: To Construct addition 10'x18'
 BUILDING OWNER: Macdock, Peter & Elena
 CONTRACTOR: John Kiely
 PERMIT APPLICANT: ↑ APPROVAL: *1 *2 *3 *8 *10 *12 *16 *30 ~~RENTED~~
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. **Guardrails & Handrails:** A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, D, I-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".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms

* In each story within a dwelling unit, including basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X26. All electrical, plumbing and HVAC permits must be obtained, by a Master Licensed trades of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- X28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X30. IF This Analyze is on a private disposal system and the proposed addition is to be used as a bedroom, Section 1402.0 of The Maine Subsurface waste water disposal rules states The owner of the property shall ~~submit~~ provide To The municipal offices that in case of a future malfunction of the system, the disposal system can be replaced or enlarged to comply with the rules adopted under Title 22 § 42.
- 34. _____



cc: Lt. McDougall, PFD
Marge Schumekal

Applicant: John Kief

Date: 13 Nov 97

Address: 18 Natick St. PI.

C-B-L: 087-4-010

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 18 Nov/97

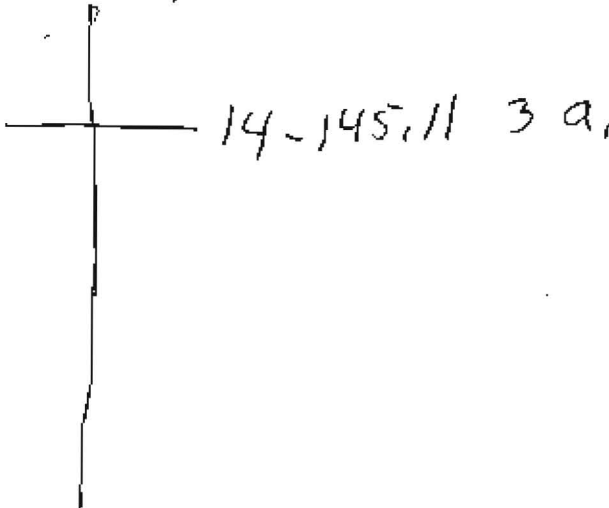
Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - Addition

Sewage Disposal - ? Existing House.

Lot Street Frontage -

Front Yard - 20+  14-145.11 3 a.

Rear Yard - 50+

Side Yard - 30+

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Granite Title Services

Mortgage Network, Inc. and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

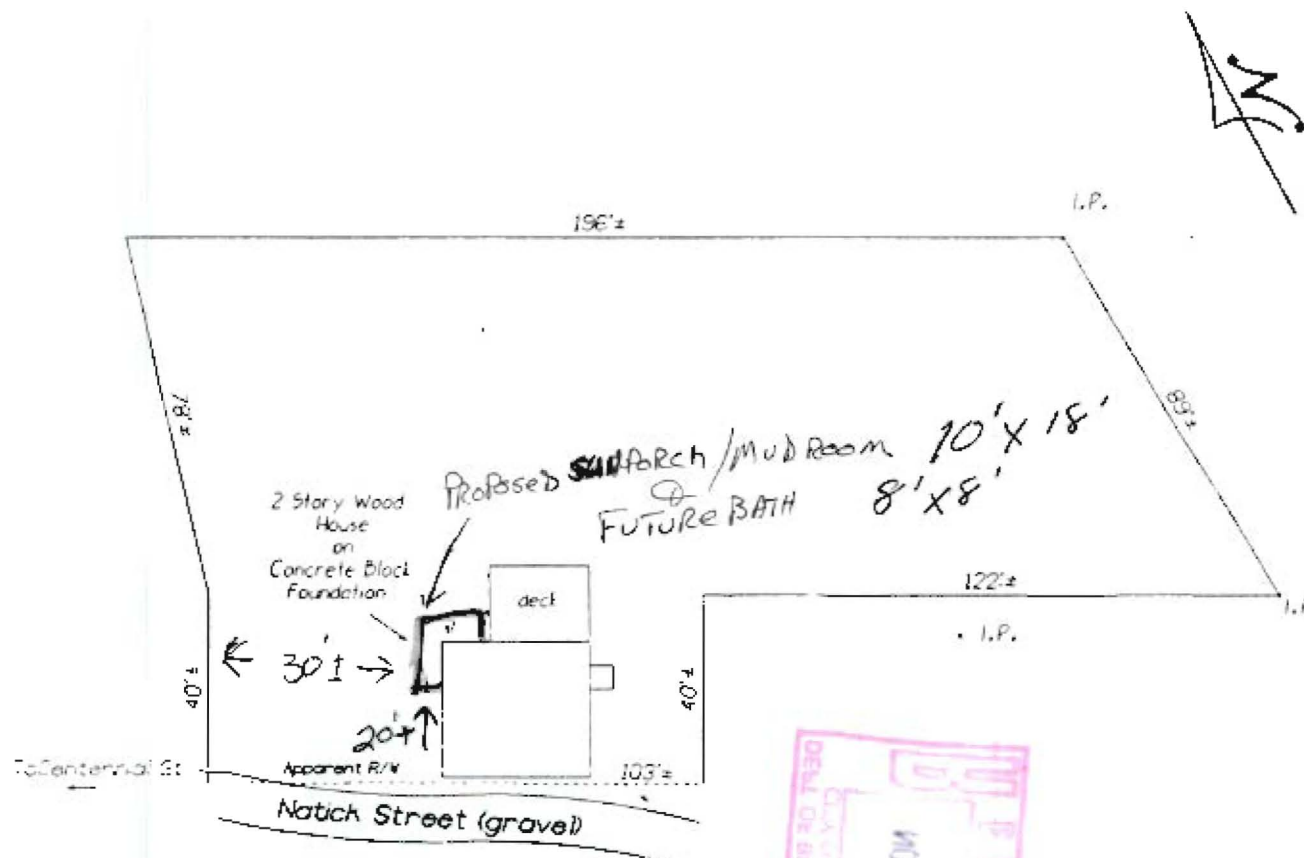
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0015 B

18 Natick Street
Peaks Island
Portland, Maine, Maine

Job Number: 290-56
Inspection Date: 04-09-97
Scale: 1" = 40'

BUYER: Peter Murdock
SELLER: Charlotte Troubh



[Handwritten signature]

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

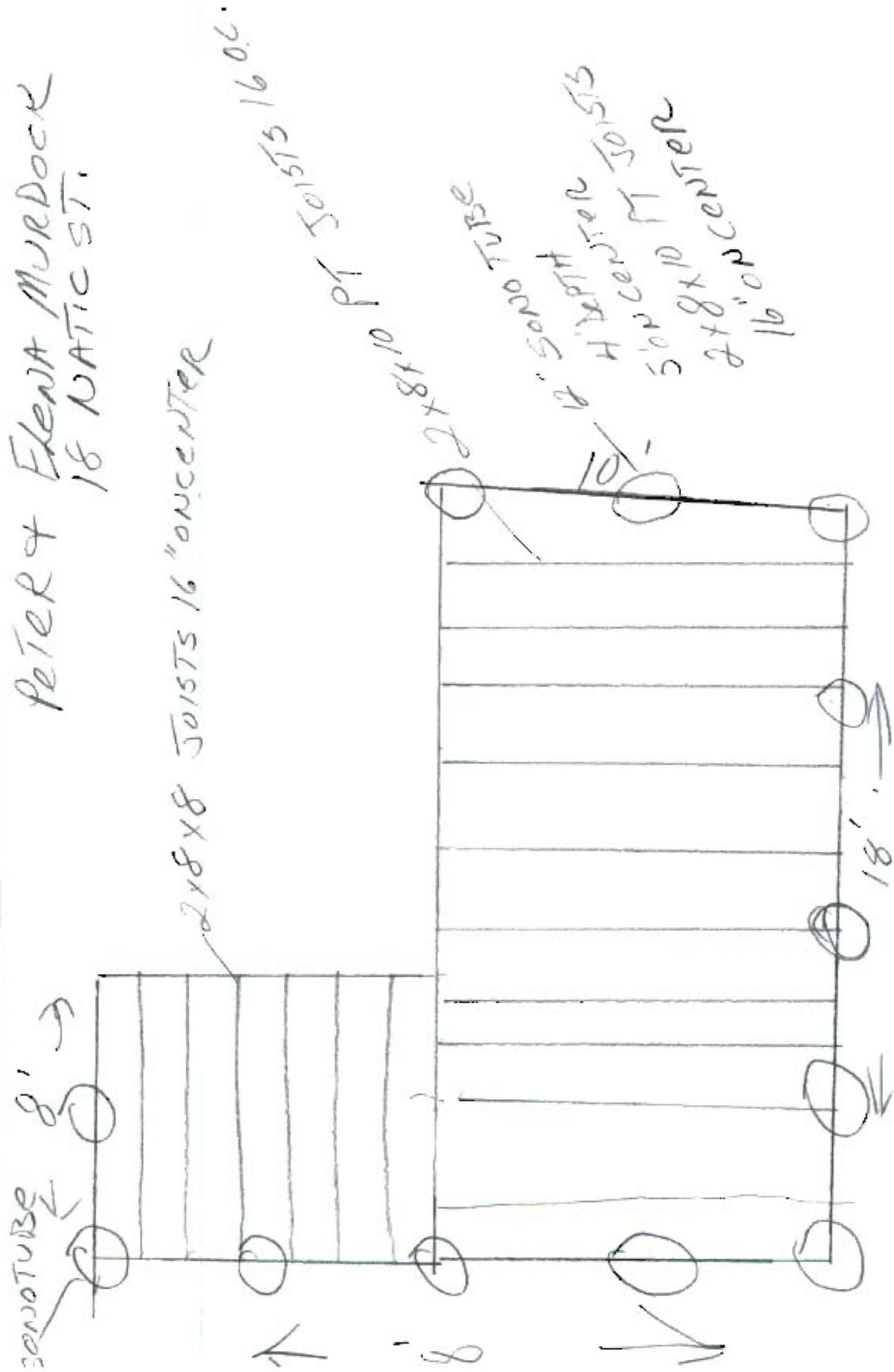
BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 8543 PAGE 230 COUNTY Cumberland

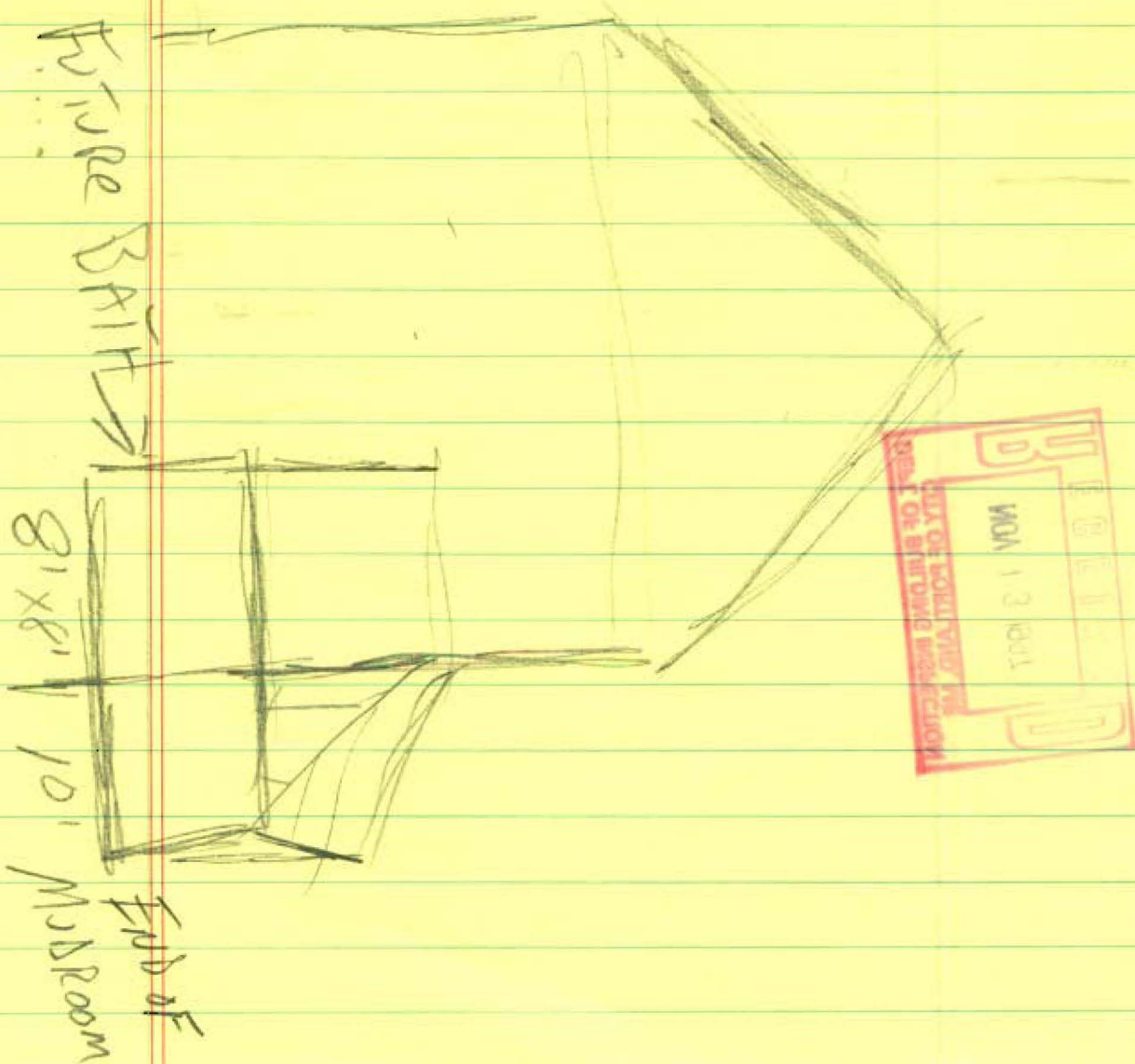
THIS PLAN IS NOT FOR RECORDING Drawn by: JMM

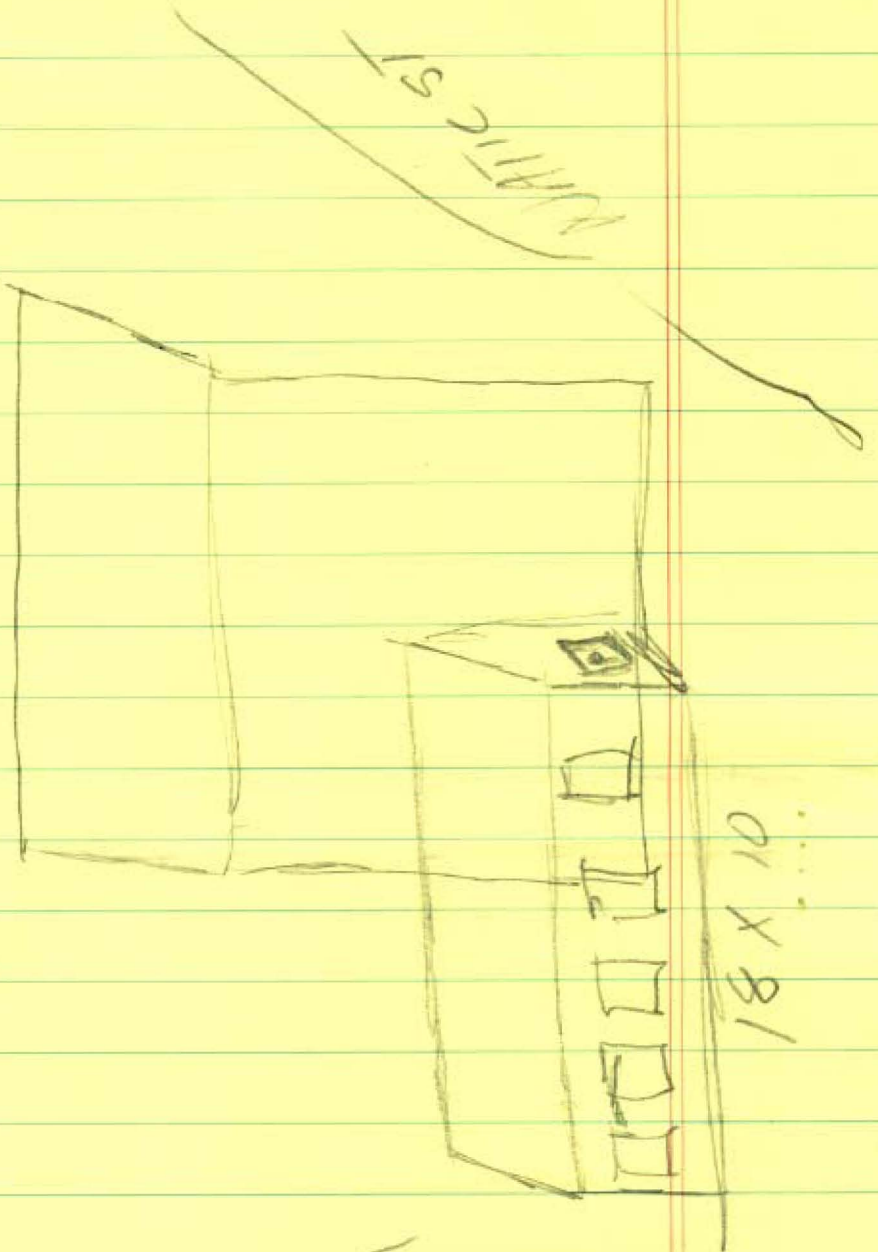
PETER & ELENA MURDOCK
18 NATICK ST.



- 5/8 PITCH SHED STYLE ROOF
- 2x10 KD SPRUCE RAFTER 16 O.C. WITH HIP AT CORNER!
- 20 YR ASPHALT SHINGLE ROOFING
- 2x6 STUD WALLS WITH 16 O.C. WITH R-19 INSULATION.

PETER & ELENA MURDOCK

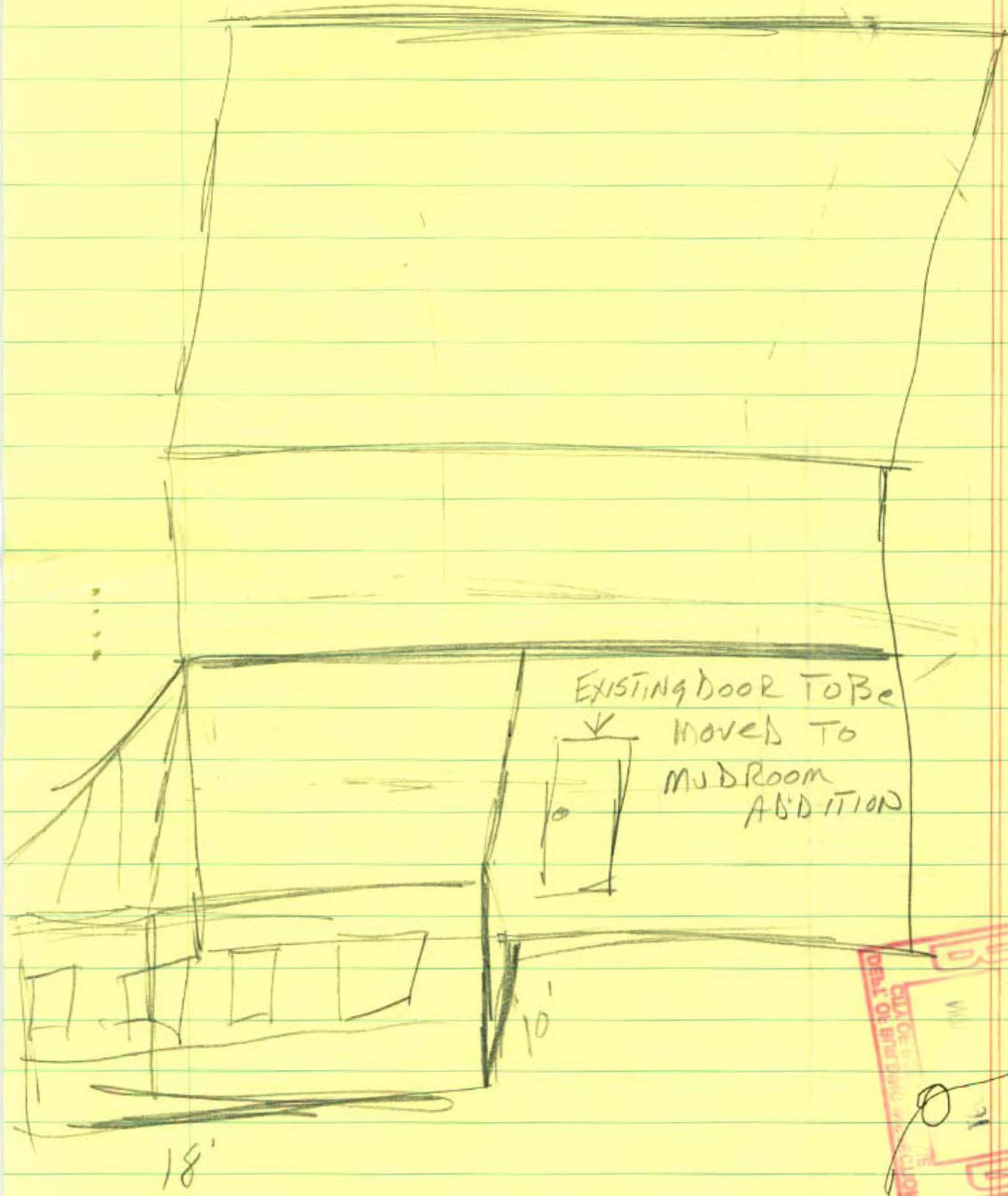




WOODS/M

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 13 1997
RECEIVED

Peter + Elena Murdoch



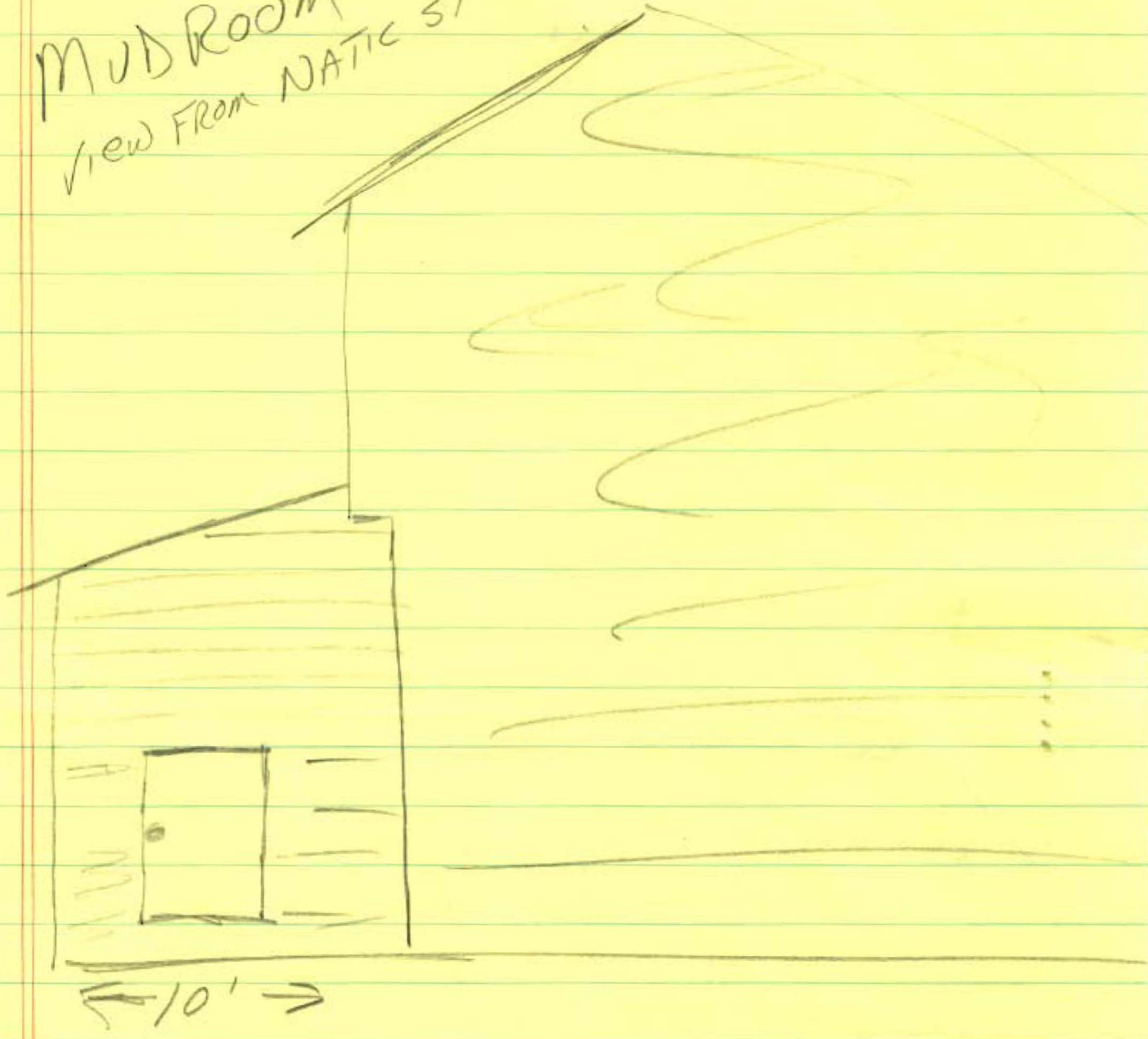
EXISTING DOOR TO BE
↓ MOVED TO
MUD ROOM
ADDITION

18'

10'



MUD ROOM
VIEW FROM NATIC ST



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 13 1997
RECEIVED