

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

Location of Construction: Lower A Street Peaks Island		Owner: Sandra Hollett	Phone: 766-5133	Permit No: <b>001086</b>
Owner Address: SAA		Lessee/Buyer's Name:	Phone:	Permit Issued: SEP 27 2000
Contractor Name: *** Steve Nilsen		Address: *** 766-2117	Phone:	Zone: CBL: 19-087H-H-027 Zoning Approval: <i>OK</i>
Past Use: single family		Proposed Use: same	COST OF WORK: \$ 25,000	Special Zone or Reviews: <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"/> mm <input type="checkbox"/>
Proposed Project Description: bathroom addition and deck		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 3 Type: 5B BOCA 99 Signature: <i>[Signature]</i>	Zoning Appeal <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
Permit Taken By: K		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: Sept 25 2000 K	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
Date Applied For: Sept 25 2000 K		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.		Date: Sept 25 2000		
2. Building permits do not include plumbing, septic or electrical work.		SIGNATURE OF APPLICANT _____ DATE: Sept 25 2000		
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.		RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____ White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		
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		CERTIFICATION WITH REQUIREMENTS PERMIT ISSUED		

*TO RHONDA BERRY B-17-2020  
YRH5NOA1@gmail.com*

3



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

Location of Construction: 389 Congress Street, Portland, ME 04101		Owner: 389 Congress Street, Portland, ME 04101		Phone: 764-2113		Permit No.: <b>001086</b>	
Owner Address: 389 Congress Street, Portland, ME 04101		Lessee/Buyer's Name: SAA		Phone: 764-2113		Business Name: SAA	
Contractor Name: SAA		Address: 389 Congress Street, Portland, ME 04101		Phone: 764-2113		Permit Issued: SEP 27 1990	
Past Use: Single Family		Proposed Use: Single Family		COST OF WORK: \$ 114,000		PERMIT FEE: \$ 114,000	
Proposed Project Description: bathroom addition and deck		Signature: BOCCAGLIA		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type 3	
Permit Taken By: [Signature]		Date Applied For: Sept 25 1990		Signature: [Signature]		Signature: [Signature]	
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.		Action: Approved with Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	
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.		CERTIFICATION		ACTION: Approved with Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Appeal <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	
SIGNATURE OF APPLICANT [Signature]		ADDRESS: 389 Congress Street, Portland, ME 04101		DATE: Sept 25 1990		ACTION: Approved with Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		ADDRESS: 389 Congress Street, Portland, ME 04101		DATE: Sept 25 1990		ACTION: Approved with Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	

SUBMITTED TO:  
 [Signature]  
 CEO DISTRICT

**BUILDING PERMIT REPORT**

DATE: 27 Sept 2K ADDRESS: Lower A Street P.I. CBL: 187-HA-027  
 REASON FOR PERMIT: 8'x10' addition and new deck  
 BUILDING OWNER: Gandra Hellett  
 PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Steve Wilson  
 USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 25,000 PERMIT FEES: 124.96

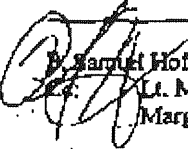
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*11 \*13  
\*22 \*29 \*32 \*33 \*34 \*36

- X1. This permit does not excuse the applicant from meeting applicable State and Federal codes and laws.
- X2. Before concrete for foundation is placed, approvals from the ~~Building Department~~ Construction Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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 2302.1.7
5. Waterproofing and dampproofing 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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 & NIPA 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.
- X11. **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", 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 1/2" and not greater than 2". (Sections 1021 & 1021.0). Handrails shall be on both sides of stairway. (Section 1014.7)
11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" 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 1010.4)
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 1013.1)
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)

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/1999), 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
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 installed and 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/1999)
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 4394-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.
- X 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/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1999). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
- X 36. Flashing shall comply with Section 1406.3.10


 D. Samuel Hoffes, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckel, Zoning Administrator

PSH11/25/99

\*\*This Permit is herewith issued on the basis of plans submitted and conditions placed the plans, any conditions shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, ( AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.

Applicant: Sonda Hullett

Date: 25/Sept/2K.

Address: Lumen A Street.

C.B.L:  $\phi 8744 - \phi 22 - \phi 28$

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 27 Sept. 2K

Zone Location - IA-2

Interior ~~or exterior~~ 24Ts 27-28

Proposed Use/Work - 8'x10' bathroom addition 8'x16' deck.

Sevage Disposal - Public.

Lot Street Frontage -

Front Yard - 25' req. 25' shown (deck)

Rear Yard - 25' req. 39'6" shown

Side Yard - 20' req. 21'6" shown - 26'6" shown.

Projections -

Width of Lot - 70' req. 66' shown grandfathered.

Height - 15' shown

Lot Area -

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking - NA

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

**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.

Local Address of Construction: LOWER "A" STREET PEAKS IS. ME 04108

Tax Assessor's Chart, Block & Lot Number Chart: <u>87</u> Block: <u>H H</u> Lot: <u>28</u>	Owner: <u>SANDRA HOLLETT</u>	Telephone: <u>766-5133</u>
Owner's Address: <u>SAME</u>	Lessor/Buyer's Name (If Applicable): _____	Cost Of Work: <u>\$ 25,000.00</u> For <u>\$174.00</u>
Proposed Project Description: (Please be as specific as possible) <u>BATH RM ADDITION &amp; NEW DECK REBUILD BACK 5'-6" X 16'-6" OF EXIST. HOUSE</u>		
Contractor's Name, Address & Telephone: <u>STEVE NILSEN 19 WOODS RD PEAKS IS. ME 04108</u> 766-2117 Rec'd By: <u>(Signature)</u>		

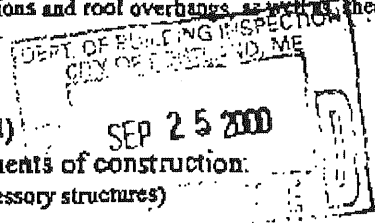
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.  
 • All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.  
 • All plumbing must be conducted in compliance with the State of Maine Plumbing 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 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 the distance from the actual 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.

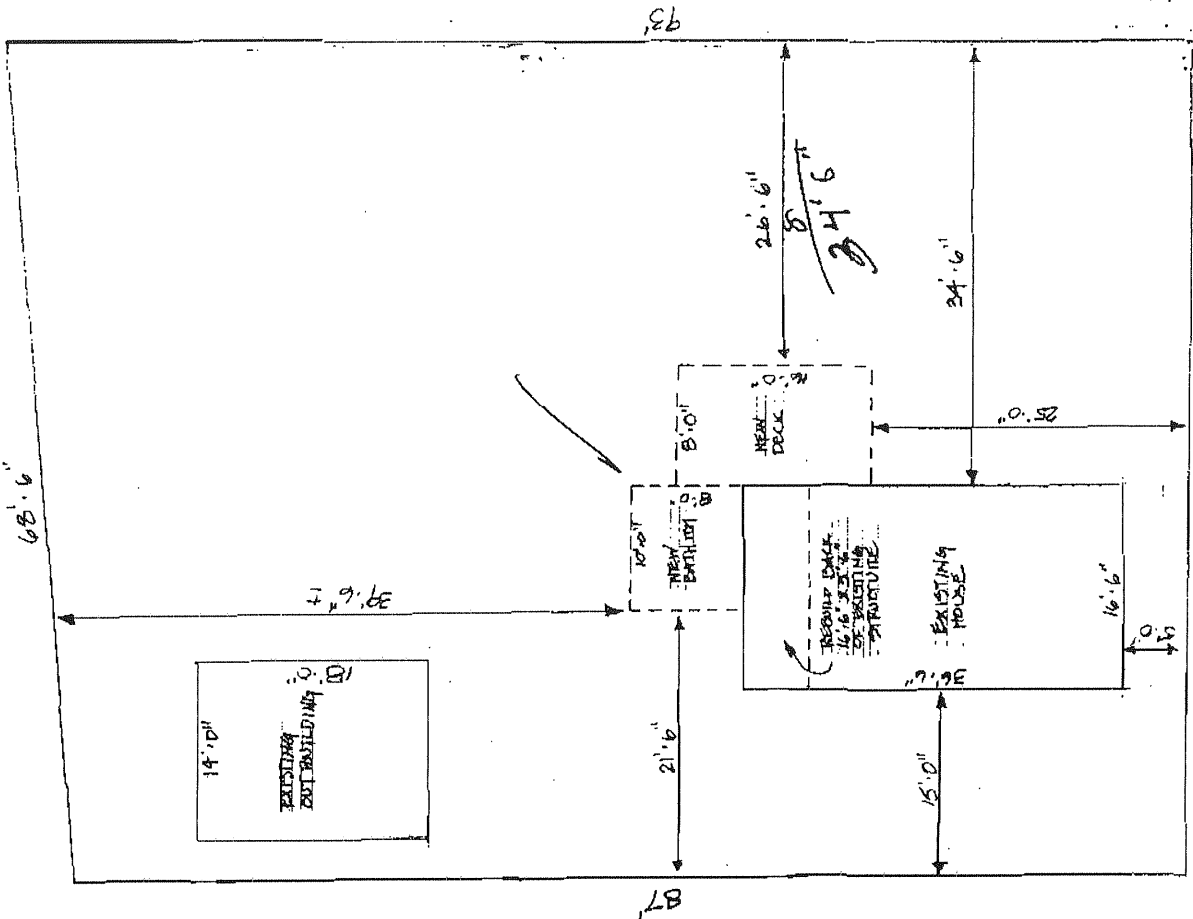


**Certification**

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: Steve Nilsen Date: 9/25/2000

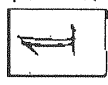
Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.



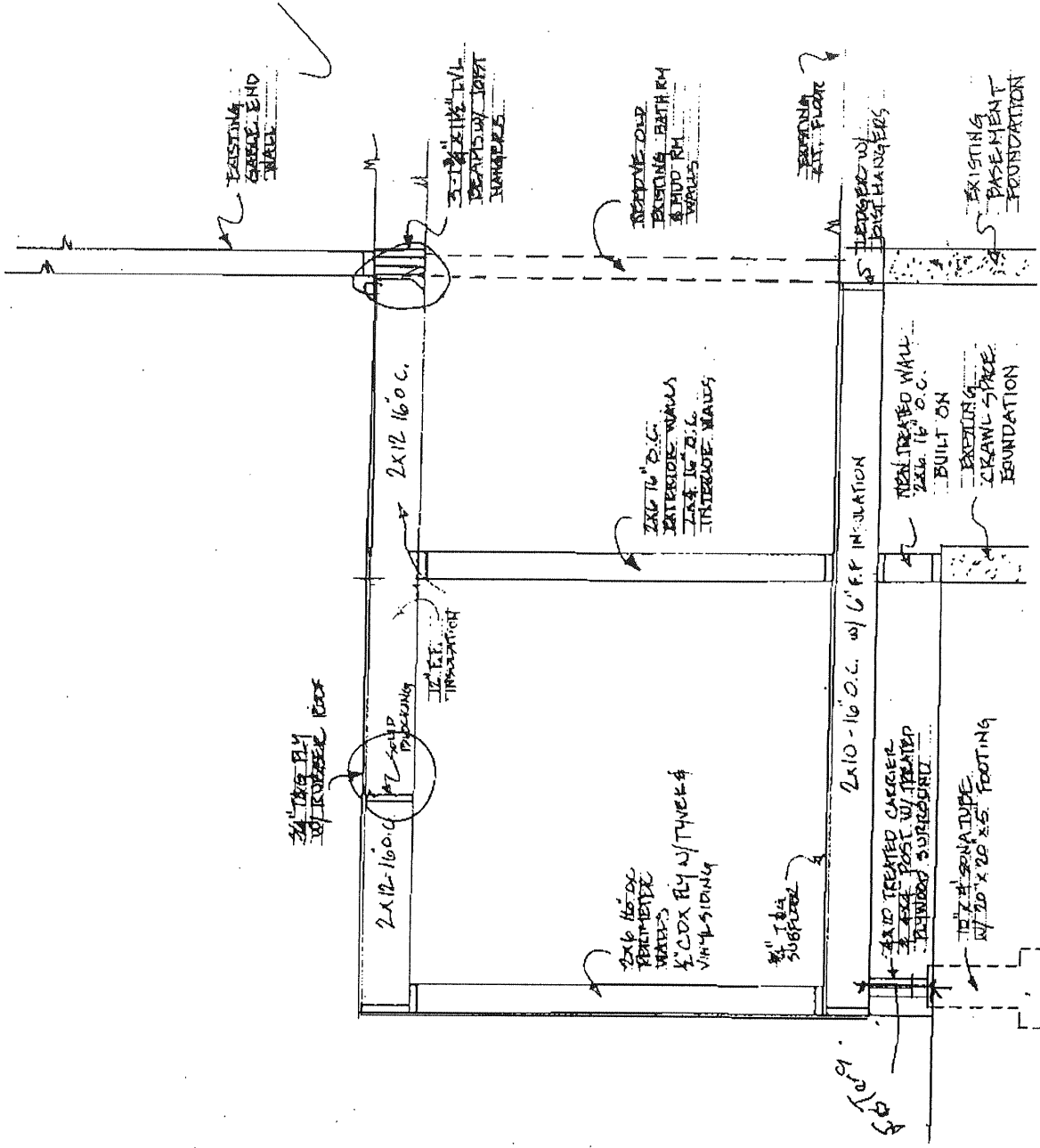
TEXT INFO:  
 CHARTER 87 SEC. 111  
 LOTS 27 & 28

SITE PLAN

SANDY HOLLETT  
 LOWER "A" STREET  
 BEAK ISLAND, ME 04108  
 SCALE 1" = 10'0"







EXISTING GABLE END CHIMNEY

EXISTING DOOR  
REARPS BY LEFT HANDERS

EXISTING DOOR  
EXISTING BATH RM  
EXISTING RM  
WALLS

EXISTING FLOOR

EXISTING DOOR  
REARPS BY LEFT HANDERS

EXISTING BASEMENT FOUNDATION

2x12 16' O.C. w/ 6' E.F. INSULATION

2x12 16' O.C.

2x6 16' O.C.  
EXTERIOR WALLS  
2x4 16' O.C.  
INTERIOR WALLS

2x12 16' O.C. w/ 6' E.F. INSULATION

2x6 16' O.C.  
BUILT ON  
EXISTING  
CRAWL SPACE  
FOUNDATION

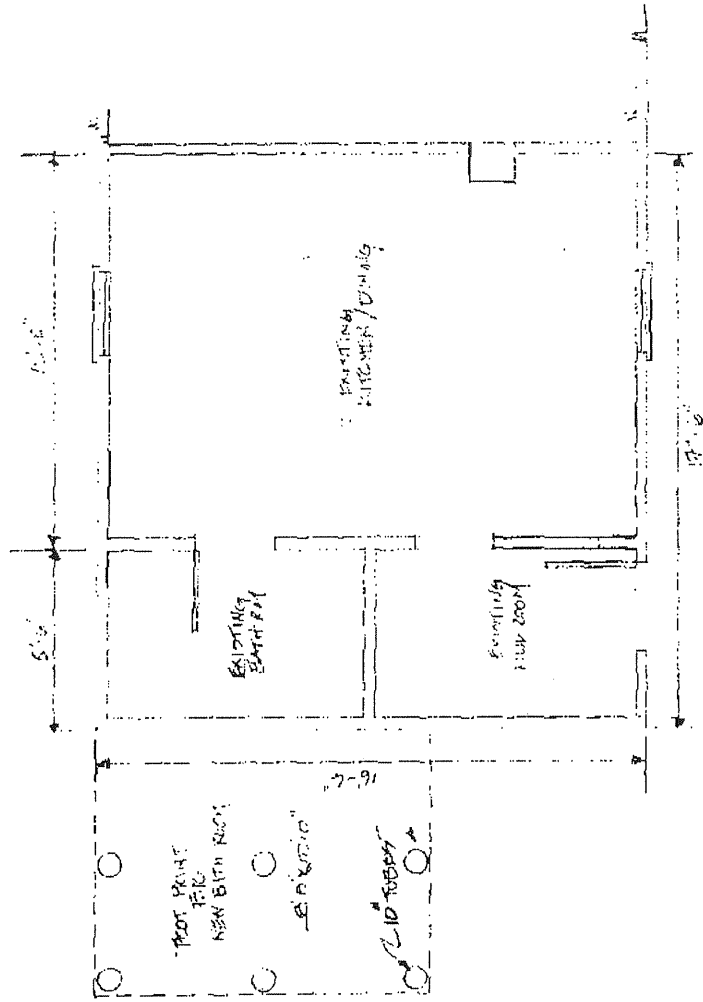
2x12 16' O.C. w/ 20' x 20' x 5' FOOTING

2x12 16' O.C. w/ 20' x 20' x 5' FOOTING

STRUCTURAL CROSS SECTION

SANDY HOLLETT  
LOWER "A" STREET  
PEAKS ISLAND, ME 04108  
SCALE: 1/2" = 1'-0"

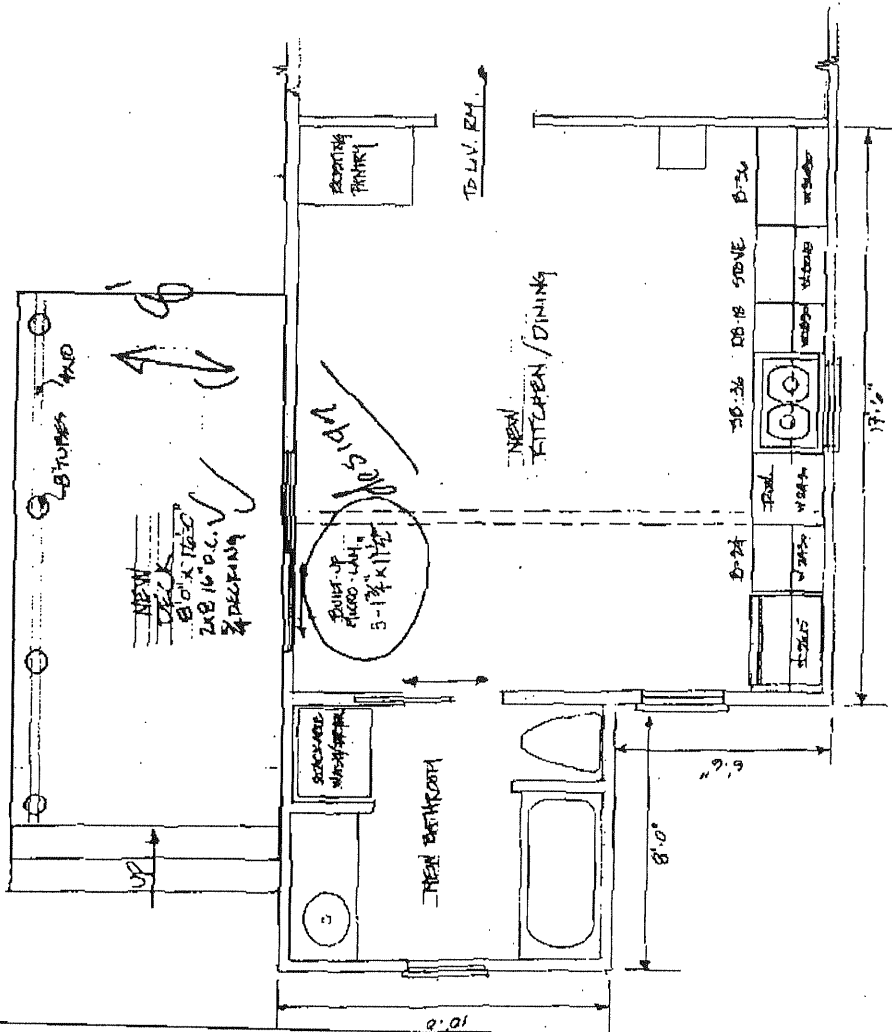
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1/20

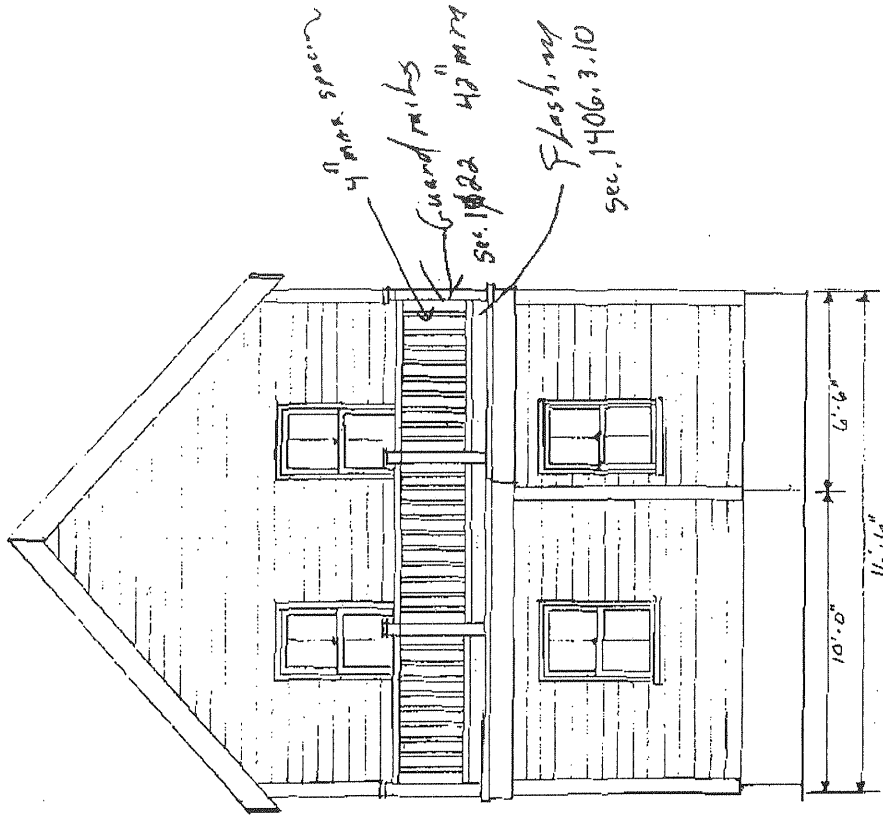
FRONT PORCH 5'-6" WIDE  
 10'-6" WIDE  
 17'-6" WIDE

2 SANDY HOLLETT  
 LOWER 1/4 STREET  
 PEARS ISLAND, MAINE  
 DATE 7/18/2000 SCALE 1/4" = 1'-0"



NEW BATH RM & KITCHEN RENOVATION

3  
 JIMMY HOLLETT  
 LOWER "A" STREET  
 PEAKS ISLAND, MAINE  
 DATE 7/18/2000 SCALE 1/4" = 1'-0"



NORTH ELEVATION

SANDY HOLLOW  
 LOWER "A" STREET  
 BEARS ISLAND, MAINE  
 DATE 7/18/2000 SCALE 1/4" = 1'-0"

WEST ELEVATION

