

930654

87-II-001

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$40 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Michael P. McTigue Phone # 766-5676
 Address: 188 Brackett Ave- Peaks Island, ME 04108
 LOCATION OF CONSTRUCTION 188 Brackett ave- Peaks IS1
 Contractor: owner Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 4000 Proposed Use: 1-fam w garage
 Past Use: 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion construct garage/hobbyshop - 24'x24'

For Official Use Only

Date 7/22/93 Subdivision _____
 Inside Fire Limits _____ Name JUL 30 1993
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: CITY OF PORTLAND
 Estimated Cost 4000 Public _____ Private _____

Zoning: 1-1
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other WPA 7-29-93 (Explain) _____

HISTORIC PRESERVATION

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
 3. Type Ceilings: _____ Does not require review.
 4. Insulation Type _____ Size _____ Requires Review
 5. Ceiling Height: _____
 Roof:
 1. Truss or Rafter Size _____ Span Action: Approved.
 2. Sheathing Type _____ Size _____ Approved with conditions.
 3. Roof Covering Type _____
 Chimneys:
 Type: _____ Number of Fire Places _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

87-I, I -- 1
Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

PERMIT ISSUED
 Permit Received By Louise E. Chase
 Signature of Applicant Michael P. McTigue Date 7-22-93
 Signature of CEO _____ Date _____
 Inspection Dates _____

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 40 -
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
<i>Under construction, A.P. Co</i>	<i>6 / 6 / 94</i>
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

9.10.96 Spoke with owner work has stopped. He is going to have a studio over his garage. He needs an amendment

Signature of Applicant _____

Date _____

BUILDING PERMIT REPORT

ADDRESS: 188 Brackett Ave. Pt. DATE: 29 July/93
REASON FOR PERMIT: To Construct a 24'x24' garage & hobby shop.
BUILDING OWNER: Michael P. McTigue
CONTRACTOR: " " "
PERMIT APPLICANT: " "
APPROVED: */

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

over

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

X 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

X 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

X 13.) Headroom in habitable spaces is a minimum of 7'6".

14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 26, 1993


RE: 188 Brackett Avenue, Peaks Island

Michael P. McTigue
188 Brackett Ave.
Peaks Island, Maine 04108

Dear Mr. McTigue,

This letter is in reference to your application for the construction of a garage/hobbyshop at 188 Brackett Avenue, on Peaks Island. The required setbacks are 30' from the rear and 20' from the side property line. It is necessary that you come in and change your site plan to reflect these requirements. Please also be aware that this structure should not be used for commercial purposes unless you receive a home occupation permit consistent with section 14-410 of the Land Use Code.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer

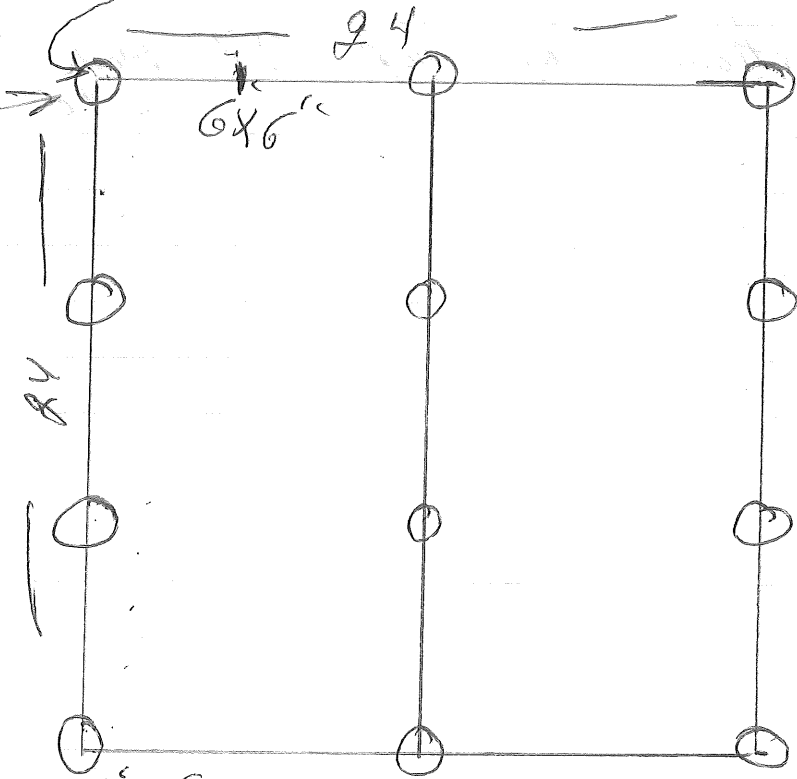
Ok changes made on 7-29-93

Plan Reference

LOT 18, Plan of Mary Brackett
Section C Peaks Is.

Portland tax map 87 Block II
LOT 1

12" Cement Tubes
6" x 6" Post 6" x 6" Carry Beams
2 x 8 x 12 Floor Joist



2 x 6 x 24" o.c walls - 3/4" Plywood Floor

1/2" Plywood walls

Charboards

2 Story