

BUILDING PERMIT REPORT

DATE: 15 March 2009 ADDRESS: 129 Island Ave. P.I. CR-087-00-03C

REASON FOR PERMIT: Two story in deck Footprint

BUILDING OWNER: Soley/Hoffman

PERMIT APPLICANT: _____ CONTRACTOR SAO

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 215,000 PERMIT FEE: 14400

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/1999)

CONDITIONS OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *6, *11, *12, *13, *14, *15, *19, *27, *29, *32, *33, *34, *35, *37

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) *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 3/4" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.1.7
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 L-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 side area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.D of the BOCA/1999)
9. All chimneys and vents shall be heated and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1999), Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.D 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, R, 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 & 1022.D). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Stair construction in Use Groups R-3 & R-4 to a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
14. Every sleeping room below the fourth story in buildings of Use Groups R and L-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The unit 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 (118mm) 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)
15. 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)
16. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
17. 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 Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 11 & 19. (Smoke detectors 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 be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be 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 23-135 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 and access shall meet the requirements of Chapter 17 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by 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)
31. Please read and implement the attached Land Use Zoning report requirements. *To remain Family*
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.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
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).
36. *SKYLIGHTS shall comply with section 2405.6 (stamped glazing and skylights)*

[Signature]
 Building Inspector
 City of Portland, PFD
 Marge Schmuckel, Zoning Administrator

PSN 1/2800

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations 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.

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

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.,

120 Island Ave.
Peaks Island Me.

Job Number: 335-45

Inspection Date: 2-17-00

Scale: 1" = 30'

Coastal Bank and its Title Insurers

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

The building setbacks are ~~not~~ in conformity with town zoning requirements, grandfathered

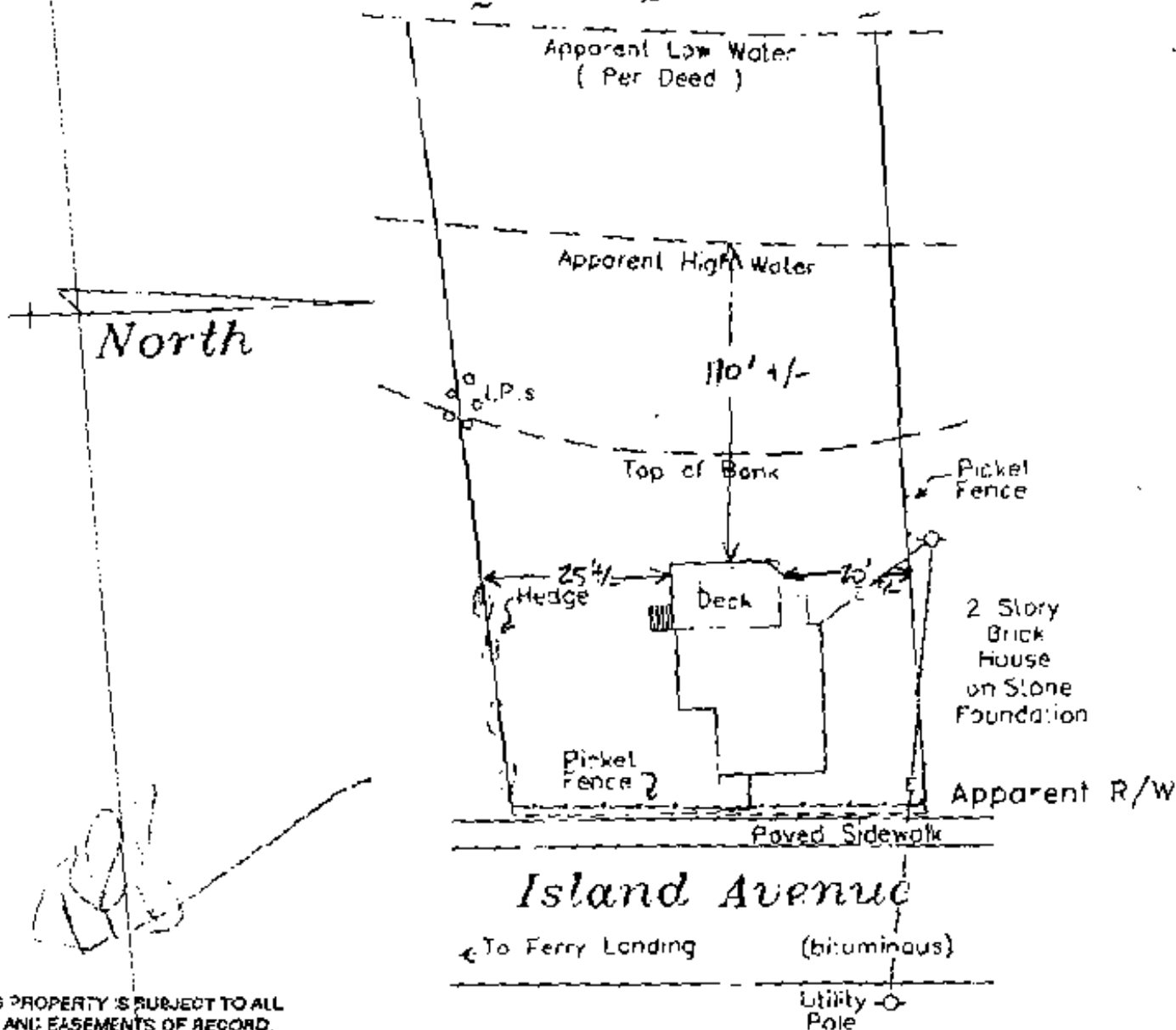
The building does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

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

Buyer: James Soley &
Jean Hoffman

Seller: Joseph Haigney &
Marjorie Haigney

Casco Bay



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

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3059
Fax: (207) 829-3522



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 3985 PAGE 269 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *AM*

CONTRACT FOR SALE OF REAL ESTATE

ASHMORE REALTY, Peaks Island, Maine Date of Offer: Jan. 21, 2000
RECEIVED OF Jean Hoffman and James J. Soley of Maine herein
called the Purchaser, the sum of \$ 10,000.00, U.S. Dollars, in the form of two
personal check(s) of two payments of \$5,000.00, the first with this offer and
the second upon Purchasers satisfaction of inspections (see paragraph 14
"Inspections"). Said amount shall be given as earnest money and in part payment on
account of the purchase price of the following described real estate, situated in the
County of Cumberland and State of Maine, to wit: the Haigney property, so called,
being a single family brick dwelling situated on a lot of land having approximately
4,608 sq. ft., and located at 120 Island Ave., Peaks Island, ME. (assessors ref. 87-
00-26). Being all the real property owned by the Seller at this address and being more
fully described in latest recorded deed to Seller. The parties agree that all fixtures,
including, but not limited to, existing storm windows, screens, shades, blinds, shutters,
curtain rods, electrical fixtures, and the following items of personal property are
included with the sale : no personal property.

TOTAL purchase price being Two Hundred Eighty Nine Thousand Dollars
(\$289,000.00) to be conveyed in U.S. certified funds at time of closing. Payment to
be made as follows: the above earnest money deposit paid herewith, and the
remainder to be paid by cash or certified check at time of Transfer of Title (Sec # 2)
below. Any other provision of this Agreement notwithstanding, Buyer shall, unless an
exception applies, be entitled to withhold at the Closing all amounts required to be
withheld under 36 M.R.S.A. § 5250-A or any other applicable federal or state law, and
any such withheld amounts shall be credited against the purchase price as if paid to
Seller at closing. Said earnest money deposit is received and held by the broker,
subject to the following conditions.

* Above referenced sale price does not include Brokers commission. Purchaser
agrees to pay a commission of three and one half percent (3 1/2%) of the sales price
to Broker at time of this transfer.

1. DEPOSIT/ACCEPTANCE: Ashmore Realty as escrow agent shall hold said earnest
money or deposit and act as escrow agent until closing; any release of said funds shall
require a "Release Document" signed and approved by both Purchaser and Seller.
This contract has been accepted by all parties to this agreement. The effective date of
this contract is Jan. 22, 2000.

2. TITLE: That a deed, showing good and merchantable title in accordance with
standards adopted by the Maine Bar Association, shall be delivered to the Purchaser or
his nominee, and it is agreed that this transaction shall be closed and the Purchaser
shall pay the balance due and execute all papers necessary for the completion of the
purchase on or before 60 days from the effective date of this contract, exact
date to be agreed by both parties.

Purchasers' initials: JH JS Date 1-25 00. Sellers' initials: VJS MTH Date 1/21 2000