

COMMENTS.

- 9-11-96 Work on the roof. Framing is still being done. Will call when done.
- 5-1-97 Steel is done in workshop. Check with Sam for permission. Framing is partially done.
- 7-16-97 Framing is almost done. Spent temp roof is stay in workshop until Sept 3.
- 7-10-97 Work on electrical & plumbing. Will call when job is done.
- 10-7-97 Requested a time extension until 12-15 to complete work.
- 12-4-97 Framing is completed. Rough electrical is done. Plumb is 3/4 complete. Toilet chair & shower box to be set. Sheetrock upstairs & low. Ductwork needs some sheetrock.
- 12-31-97 Job has temporarily stopped.
- 2-3-98 Job is all completed. Ok for C of C.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: <u>OK-M</u>	<u>7-16-97</u>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Central Ave, Peaks Island (088-K-002)

Issued to Stan Brooks

Date of Issue 2/12/98

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950744, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

2/12/98 [Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Merle Leary, Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: February 6,, 1998

SUBJECT: Request for Certificate of Occupancy
50 Central Avenue, Peaks Island (88-K-2)

On February 6, 1998 the site was reviewed for compliance with the site plan approval dated 7-12-95; my comments are as follows:

It is my opinion that all of the conditions of approval have been met and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Applicant: Stanton Brooks

Date: 2/14/95

Address: ~~31 Central Ave Ext.~~ 50 Central Ave

Assessors No.: 88-K-2

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-1

Interior or corner lot -

Use - Single family home - No garage - Accessory Structure
NOT for living purpose see
see owner statement

Sewage Disposal -

Rear Yards - 30' req. - 50'+ shown

Side Yards - 20' req. - 50'+ shown

Front Yards - 30' req. - 50'+ shown

20' between
Principal & Accessory Structure

Projections -

Height - 1 story

Lot Area - 40,000[#] with Public Water ^{has public water} / ~~60,000[#] w/o Public Water~~ - 102,367[#] per Assessor

Building Area - max 20% lot cov.

Area per Family -

Width of Lot - 100' req. - 180'± shown

Lot Frontage - 100' req. - 251.04' shown

Off-street Parking -

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - Panel 15
Zone C

house 36' x 26' = 936[#]

workshop 16' x 20' = 320[#]

BUILDING PERMIT REPORT

DATE: 18/July/95 ADDRESS: 88-K.2 PT, 50 Central Ave.
REASON FOR PERMIT: To Construct Single Family Dwelling/detached workshop.
BUILDING OWNER: Stan Books
CONTRACTOR: owner APPROVED: *1 *7 *9 *11 *13
PERMIT APPLICANT: _____ DENIED: *14 *15 *16

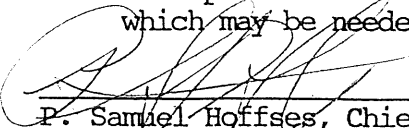
CONDITION OF APPROVAL OR DENIAL

- X 1. 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)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. 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 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 sq. feet per sprinkler.
- X 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- X 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

10. 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/1993)
- X 11. Guardrail & 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 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.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed 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.
17. 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".
18. 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 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.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 19, 1995

Stan Brooks
108 Brackett Ave
Peaks Island, ME 04108

Re: 50 Central Ave (P.I.)
088-K-002

Dear Mr. Brooks,

Your application to construct a single family dwelling with a detached workshop has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Development Review Coordinator - Approved w/conditions - (see memo) M. O'Sullivan

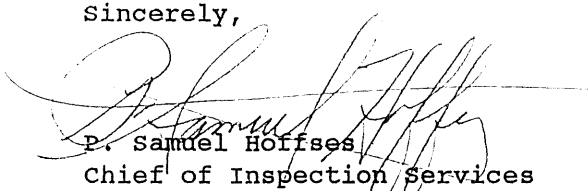
Building Insp. - Approved - All openings shall meet the required sill heights, including windows and bulkheads. Any change of use in the accessory building would require a separate permit.

Building Code Requirements

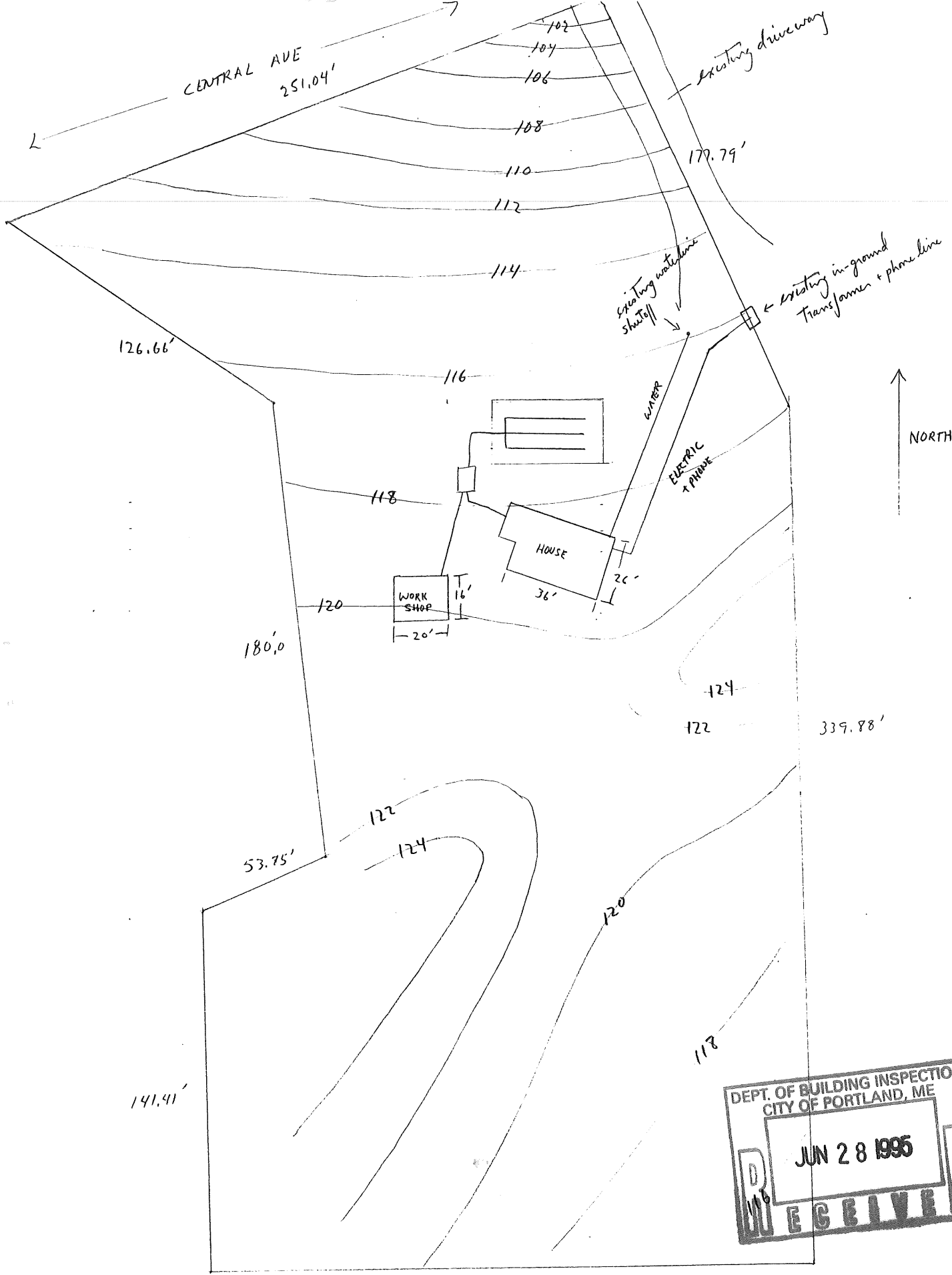
1. Please read and implement items numbered 1, 7, 9, 11, 13, 14, 15 and 16 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. O'Sullivan, Development Review Coordinator
M. Schmuckal, Asst. Chief of Inspection Services



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUN 28 1995
 RECEIVED

1" = 50'
 SCALE

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: STAN BROOKS
 ADDRESS: 108 BRACKETT AVE PEAKS ISLAND
 SITE ADDRESS/LOCATION: 50 CENTRAL AVE PEAKS ISLAND
 DATE: 12 JULY 1995

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. _____ All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. _____ Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. X _____ Your new street address is now 50 CENTRAL AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X _____ The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. X _____ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. _____ A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. X _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. X _____ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. _____ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. X _____ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. _____ _____

cc: Katherine Staples, P.E., City Engineer



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Address: _____

Applicant Stan Brooks
 Applicant's Mailing Address 108 Brackett Ave. Peaks Island 04108

June 28, 1995
 Application Date
single family-year round
 Project Name/Description

Consultant/Agent _____
 Applicant or Agent Daytime Telephone, Fax 766-2349

Central Avenue Peaks Island
 Address of Proposed Site
88-K-2
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building _____ Building Addition _____ Change of Use Residential
 Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other (specify) _____
 Proposed Building Square Feet or # of Units 1500 Acreage of Site 2.3 acres Zoning TR-1

Check Review Required:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

Reviewer Marge Schmuckel

- Approved Approved w/Conditions listed below Denied

- All openings shall meet the required sill heights including windows and
- Any change of use in the accessory building would require a separate bulkhead permit
- _____
- _____

Approval Date 7/18/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Address: _____

Stan Brooks

Applicant _____
108 Brackett Ave. Peaks Island 04108
 Applicant's Mailing Address _____

June 28, 1995
 Application Date _____
single family-year round
 Project Name/Description _____

Consultant/Agent _____
766-2940
 Applicant or Agent Daytime Telephone, Fax _____

Central Avenue Peaks Island
 Address of Proposed Site _____
88-K-2 EXT
 Assessor's Reference: Chart-Block-Lot _____
Max 7 Garage
52 sq. feet

Proposed Development (check all that apply): New Building _____ Building Addition _____ Change of Use _____ Residential _____
 Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other (specify) _____

1500
 Proposed Building Square Feet or # of Units _____ 2.3 acres
 Acreage of Site _____ IR-1
 Zoning _____

Check Review Required:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer Myo' Feb

- see notes
- _____
- _____
- _____

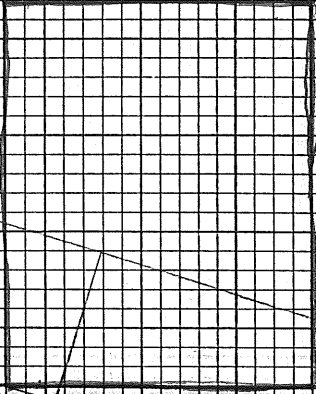
Approval Date 12 July 95 Approval Expiration 12 July 96 Extension to _____ date _____ date _____
 Additional Sheets Attached

Condition Compliance Myo' Feb signature _____ 12 July 95 date _____

Performance Guarantee Required* Not Required

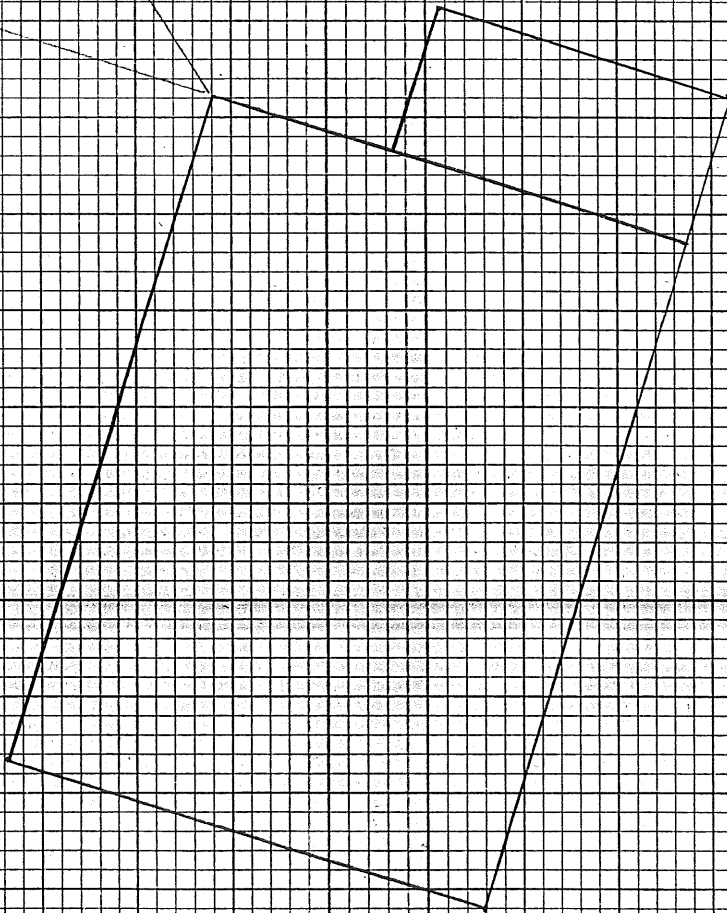
* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |



more than
20' feet
between
structures

36



7/10/95

The intended use of the detached accessory structure is similar to typical uses of unfinished basements or garages. We expect to use the structure for woodworking and homebrewing and storage of items we don't want in the living area of the house.

Stanton Brooks

Received
7/18/95

RPPLST6 CANA Real Property System - Residential Display 7/14/95
RPP092 Parcel Id: 088- - K-002-001 01/01 Acct: B4572096 15:23

Property Address 31 CENTRAL AVE EXT
Owner Name1 BROOKS STANTON A & (1, f, i)
Name2 LINDA J DILLINGHAM JTS
Address 34 MAIN ST
City/State/Zip NEWFIELDS NH 03856

Entrance Code 2 Land Use 40 # of Units 0

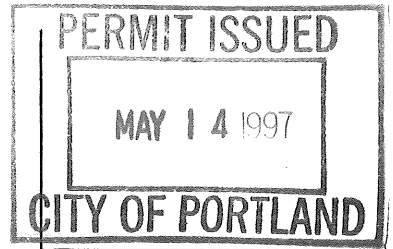
Route 35 Zone IR1 Nbhd 113 District 17 Traffic 1
Total Sq Ft
Utilities 2 Desc SB-K-2 Living Area 0
CENTRAL AVE
PEAKS ISLAND
102367 SF

House Style Year Built 1000 Total Rms 00 Total Bedrms 00

Baths Full 0 Half 0 Kitchen Remodeled 0 Bath Remodeled 0 Basement 0

Attic 0 Phy Cond 0 CDU 00 Heating Type Wood/Coal Burn 0
Next Screen [_

970451



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____

Portland, Maine, _____

88-K-2

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 05 May 1997

The undersigned hereby applies for amendment to Permit No. 950744 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Central Ave, Peaks Isl 088-K-002 Within Fire Limits? _____ Dist. No. _____
Owner's name and address Stan Brooks P.O. Box 45 Telephone 766-2437
Lessee's name and address _____ Peaks Isl, ME 04108 Telephone _____
Contractor's name and address Stanton Brooks Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Work Shop No. families _____
Last use _____ No. families _____
Increased cost of work _____ Additional fee 25.00

Description of Proposed Work

Change Use from work shop to dwelling unit. Temporary No Later Than 30 Sept 97 -
Floor plan change to work shop.
Framing plan to 1-fam 2nd floor

See notes re changes on original Plans

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber - Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

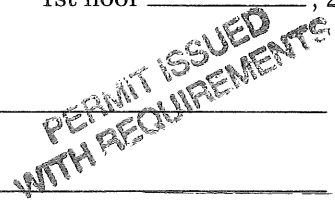
Signature of Owner _____

Approved: _____

Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN



[6] M.A. Leary

BUILDING PERMIT REPORT

DATE: 9 MAY 97 ADDRESS: CENTRAL AVE, PT, 088-K-002
REASON FOR PERMIT: Amendment To Permit
BUILDING OWNER: Stan Brooks
CONTRACTOR: Stan Brooks
PERMIT APPLICANT: _____ APPROVAL: *1*6*7*8*9*10*11*15 DENIED

CONDITION(S) OF APPROVAL

- X1. 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)
- X6. 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) U.L. 103.
- X7. Guardrail & 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 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.
- X8. Headroom in habitable space is a minimum of 7'6".
- X9. 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.
- X10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X15. 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 basementsIn 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed 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.
21. 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".
22. 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.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. This permit is for a temporary dwelling only - Dat. Deadline for
The Amendment is 30 Sept. 97. AT this time the Amendment
is void and The Structure shall revert back to a storage
shed -
- 28.


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 16, 1997

Mr. Stanton Brooks
P. O. Box 45
Peaks Island, Maine 04108

RE: Central Avenue
Peaks Island
88-K-2

Dear Mr. Brooks,

On October 7, 1997 a meeting was held regarding a time extension of building permit number 970451 at the above reference property. An extension to December 15, 1997 was agreed upon to complete the work on the property located at Central Avenue, Peaks Island.

Sincerely,

Merle Leary
Code Enforcement Officer

cf: J. Gray, Dir, PUD
Mark Adelson, Dir, Hsg & Comm Svcs Div
P.S. Hoffses, C, Bldg Insp