

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

PERMIT ISSUED
 FEB 15 2011
 CITY OF PORTLAND

| | | | |
|---|---|--|--|
| Job No: 2011-01-296-ADDR | Date Applied: 1/18/2011 | CBL: 088 - - K - 030 - 001 - - - - - | |
| Location of Construction: 159 CENTRAL , Peaks Island | Owner Name: MICHAEL & SYLVESTER | Owner Address: 159 CENTRAL AVE PEAKS ISLAND, ME - MAINE 04108 | Phone: |
| Business Name: | Contractor Name: Thompson Johnson Woodworks, Thompson Johnson Woodworks | Contractor Address: 115 ISLAND AVE PEAKS ISLANDMAINE04108 | Phone: 766-5625 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: IR-1 |
| Past Use: Single Family | Proposed Use: Single Family | Cost of Work: 65000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: R3 Type: SB FEB 15 2011 Signature: <i>[Signature]</i> |
| Proposed Project Description: 159 Central Ave Peaks Island - add 18' x 10.5' deck & 18' x 17.5' addition | | Pedestrian Activities District (P.A.D.) | |

| | | | |
|---|--|---|---|
| Permit Taken By: | Zoning Approval | | |
| 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. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 1/20/11 OK w/ conditions <i>AM</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 Date: | Historic Preservation <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: |

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 provision of the code(s) applicable to such permit.

| | | | |
|------------------------|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
|------------------------|---------|------|-------|



PORTLAND MAINE

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IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Director of Planning and Urban Development
Penny St. Louis Littell

Job ID: 2011-01-296-ADDR

Located At: 159 CENTRAL

CBL088 - - K - 030 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that the shed shown on the site plan has not been permitted. The owner has thirty days to bring the property into compliance by either permitting the shed or removing it.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. A Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. Fastener schedule per the IRC 2009.
5. There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
6. **R311.5.1 Attachment.** Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/ Setbacks (Building Location)
2. Foundation
3. Close-In: (Electrical, Plumbing, Framing)
4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Applicant: Mike & ~~Sylvester~~ ^{Vanessa} Sylvester.

Date: 1/20/11

Address: 159 Central Ave

C-B-L: 88-K-30331

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1880.

Zone Location - IR-1

Interior or corner lot - corner lot.

Proposed Use/Work - add deck (10.5 x 18) & single story addition (18' x 17.5')

Sewage Disposal -

Lot Street Frontage -

Front Yard - 30' min - N/A

Rear Yard - 30' min. - 35' scaled (K)

Side Yard - 20' min. - 30' scaled

Projections -

Width of Lot -

Height - 35'

Lot Area - existing 22,130

Lot Coverage/Impervious Surface - 22% = 4426 sq ft

existing house 912

Area per Family -

proposed deck 276

" addition 315

Off-street Parking -

1453 sq ft OK

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Job Summary Report
Job ID: 2011-01-296-ADDR

Report generated on Jan 20, 2011 9:36:48 AM

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|----------------------------------|-------------------------|---|------------------------------|---------------------------|------|
| Job Type: | Addition Residential SF | Job Description: | 159 Central Ave Peaks Island | Job Year: | 2011 |
| Building Job Status Code: | In Review | Pin Value: | 482 | Tenant Name: | |
| Job Application Date: | | Public Building Flag: | N | Tenant Number: | |
| Estimated Value: | 65,000 | Square Footage: | | | |
| Related Parties: | | MICHAEL SYLVESTER | | <i>Property Owner</i> | |
| | | Thompson & Johnson Woodworks - Thompson Johnson | | <i>GENERAL CONTRACTOR</i> | |
| | | Woodworks Thompson Johnson Woodworks | | | |

Job Charges

| Fee Code Description | Charge Amount | Permit Charge Adjustment | Net Charge Amount | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Net Payment Amount | Outstanding Balance |
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|

Location ID: 14246

Location Details

| Alternate Id | Parcel Number | Census Tract | GIS X | GIS Y | GIS Z | GIS Reference | Longitude | Latitude | |
|-------------------|---------------|----------------|------------------|----------------------|-----------------|--------------------------|----------------------|-------------------|--|
| G20010 | 088 K 030 001 | | M | | | | -70.190986 | 43.659212 | |
| | | Location Type | Subdivision Code | Subdivision Sub Code | Related Persons | Address(es) | | | |
| | | 1 | | | | 159 CENTRAL AVENUE NORTH | | | |
| Location Use Code | Variance Code | Use Zone Code | Fire Zone Code | Inside Outside Code | District Code | General Location Code | Inspection Area Code | Jurisdiction Code | |
| SINGLE FAMILY | | NOT-APPLICABLE | IR-1 | (no shroeland) | | | DISTRICT 1 | PEAKS ISLAND | |

Structure Details

Structure: Single Family Home

Occupancy Type Code:

| Structure Type Code | Structure Status Type | Square Footage | Estimated Value | Address | | | |
|---------------------|-----------------------|----------------|-----------------|--------------------------|---------------|-----------------------|-------|
| Single Family | 0 | | | 159 CENTRAL AVENUE NORTH | | | |
| Longitude | Latitude | GIS X | GIS Y | GIS Z | GIS Reference | User Defined Property | Value |

Permit #: BLDG-844

Permit Data

| Location Id | Structure Description | Permit Status | Permit Description | Issue Date | Reissue Date | Expiration Date |
|-------------|-----------------------|---------------|---|------------|--------------|-----------------|
| 14246 | Single Family Home | Initialized | family room & Deck Addition 2nd fir Remodel | | | |

Job Summary Report
Job ID: 2011-01-296-ADDR

Report generated on Jan 20, 2011 9:36:48 AM

| Inspection Details | | | | | | | | |
|-----------------------------|------------------------|---------------------------------|---------------------------------|----------------------------------|---------------------------|------------------------------|----------------------------------|----------------------------|
| Inspection Id | Inspection Type | Inspection Result Status | Inspection Status Date | Scheduled Start Timestamp | Result Status Date | Final Inspection Flag | | |
| Fees Details | | | | | | | | |
| Fee Code Description | Charge Amount | Permit Charge Adjustment | Permit Charge Adj Remark | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Payment Adj Comment |
| Job Valuation Fees | \$670.00 | | | | | | | |

Job Summary Report
Job ID: 2011-02-370-ALTR

Report generated on Feb 1, 2011 3:41:15 PM

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| Inspection Details | | | | | | | | |
|-----------------------------|------------------------|---------------------------------|---------------------------------|----------------------------------|---------------------------|------------------------------|----------------------------------|----------------------------|
| Inspection Id | Inspection Type | Inspection Result Status | Inspection Status Date | Scheduled Start Timestamp | Result Status Date | Final Inspection Flag | | |
| Fees Details | | | | | | | | |
| Fee Code Description | Charge Amount | Permit Charge Adjustment | Permit Charge Adj Remark | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Payment Adj Comment |
| Job Valuation Fees | \$50.00 | | | | | | | |