

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

Location of Construction: 40 Russey Sound Rd, Peaks Isl		Owner: Asbornsen, Morten	Phone: 228-0033	Permit No: 981380
Owner Address: ***** P.O. Box 56 Peaks, Isl ME 04108		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: SAA		Address:		Phone:
Past Use: 1-fam	Proposed Use: Same	COST OF WORK: \$ 3,000.00	PERMIT FEE: \$ 35.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: DEC - 9 1998 </div> <div style="border: 2px solid black; padding: 5px; text-align: center;"> CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: 5/3 DOCA96	
Proposed Project Description: Amend Permit #980953 Add dormer window to 3rd fl & porch & deck on 1st fl		Signature: _____ Date: _____		
Permit Taken By: MG		Date Applied For: 25 November 1998		

Zone: _____ CBL: 089-E-001

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Appoved
 Appoved with Conditions
 Denied

Date: _____

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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 provisions of the code(s) applicable to such permit

01 December 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

COMMENTS

12-11-98 checked Frame asked Builder to add 2x6 Blocking
to all the support columns to help with loading on to cement
Piers. (TR)

Septic System is Finish Graded

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

2020/1

BUILDING PERMIT REPORT

DATE: 5 Dec. 98 ADDRESS: 40 Hussey Sound Rd. P.T. CBL 089-E-001
REASON FOR PERMIT: To Const. Dormer / Porch deck (A mend. To #980953)
BUILDING OWNER: R. Morten
CONTRACTOR: [Signature]
PERMIT APPLICANT: [Signature]
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

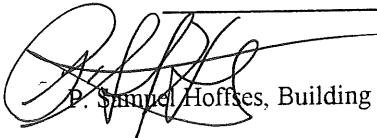
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.6, *8, *9, *10, *12, *16, *24, *26, *29, *31, *32, *33 #20

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
2.5 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.
*2.6 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.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
*8. 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.
*9. Headroom in habitable space is a minimum of 7'6".
*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

- *12. 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 1018.6)
13. 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
14. 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
15. 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
- *16. 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/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 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. (Interconnection is required) Section 920.3.2
17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
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. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *31. The proposed foundation (piers) must be placed 4' below grade on footing or to bedrock,
- *32. Bridging will be required on the floor joists if 2'x6" 24" o.c are used for floor joists.
- *33. If ramp is used section 1016.0 of the building code gives specifications.


P. Samuel Hoffes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 40 Hussey Rd DATE: 12/8/98

REASON FOR PERMIT: Construct Dormer, Porch & Deck

BUILDING OWNER: Asbjornsen C-B-L: 89-E-1

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#3, #6, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on 8/27/98 are still in effect for this amendment. #900953
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of one unit(s). Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
9. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
10. Other requirements of condition The maximum height in the IR-1 zone is 35 feet. The structure shall not exceed that height.

Marge Schmuckal Marge Schmuckal, Zoning Administrator
City of Portland

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.

NOTEIf 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.**

Location/Address of Construction: 90 Hussey Sound Road Peaks Island ME 04108

Tax Assessor's Chart, Block & Lot Number Chart# <u>089</u> Block# <u>E</u> Lot# <u>001</u>	Owner: <u>Morten Asbjornsen</u>	Telephone#: <u>228-0033</u>
Owner's Address: <u>PO Box 50 Peaks Island ME 04108</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$3000</u> Fee <u>\$35</u>

Proposed Project Description: (Please be as specific as possible)
Amend Permit Number 980953 Add dormer window to third floor and Porch/deck on 1st floor

Contractor's Name, Address & Telephone
Owner Builder

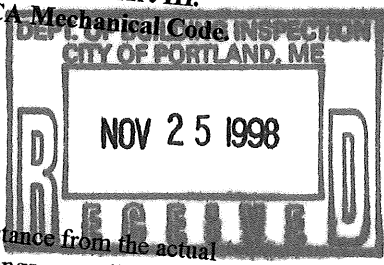
Rec'd By: [Signature]

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

- I 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 this 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)
- 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 certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws and regulations within the City's jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's 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: [Signature]

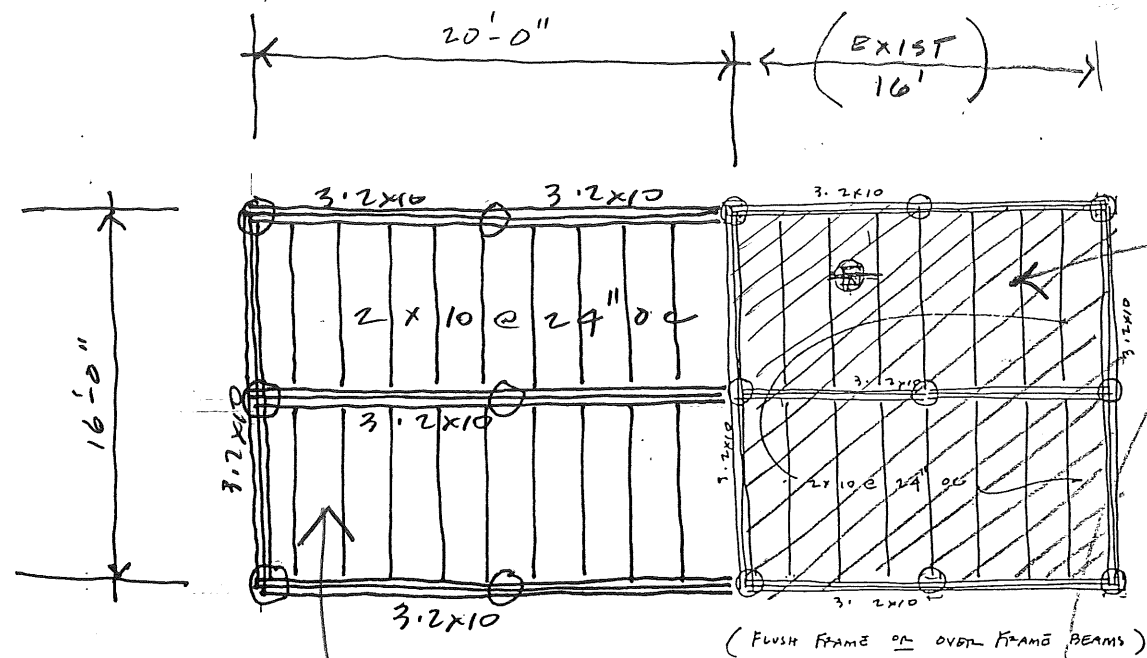
Building Permit Fee: \$25.00 for the first \$1000.00 construction cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Date: 11-20-98

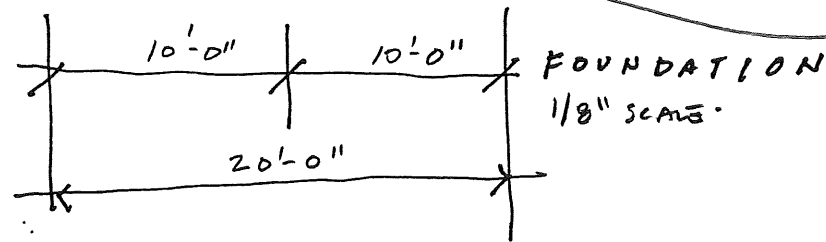
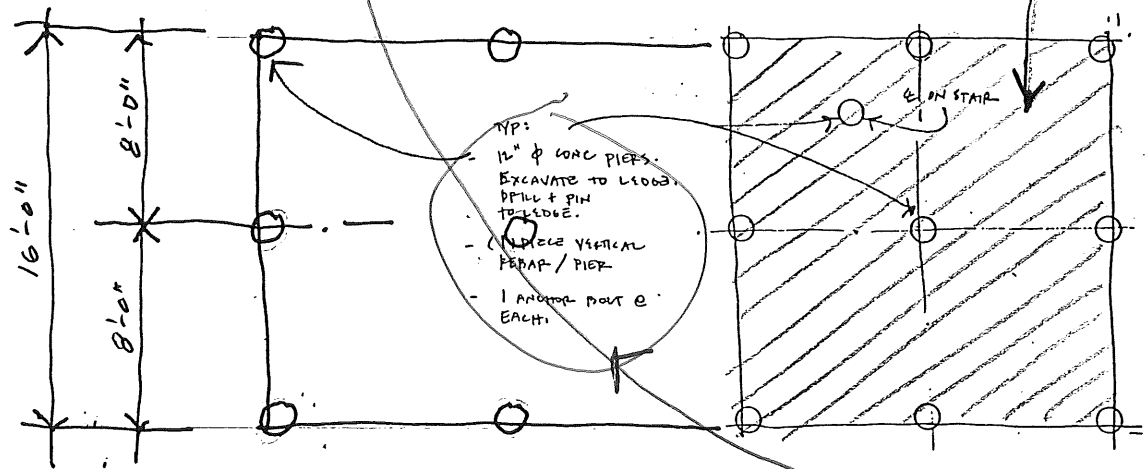
42 Live Load
 2 spans 3
 8' span. 1 of 1 - 11/16/98

672
 bridging
 required

714 OK



FIRST FLOOR FRAMING



PHASE I:

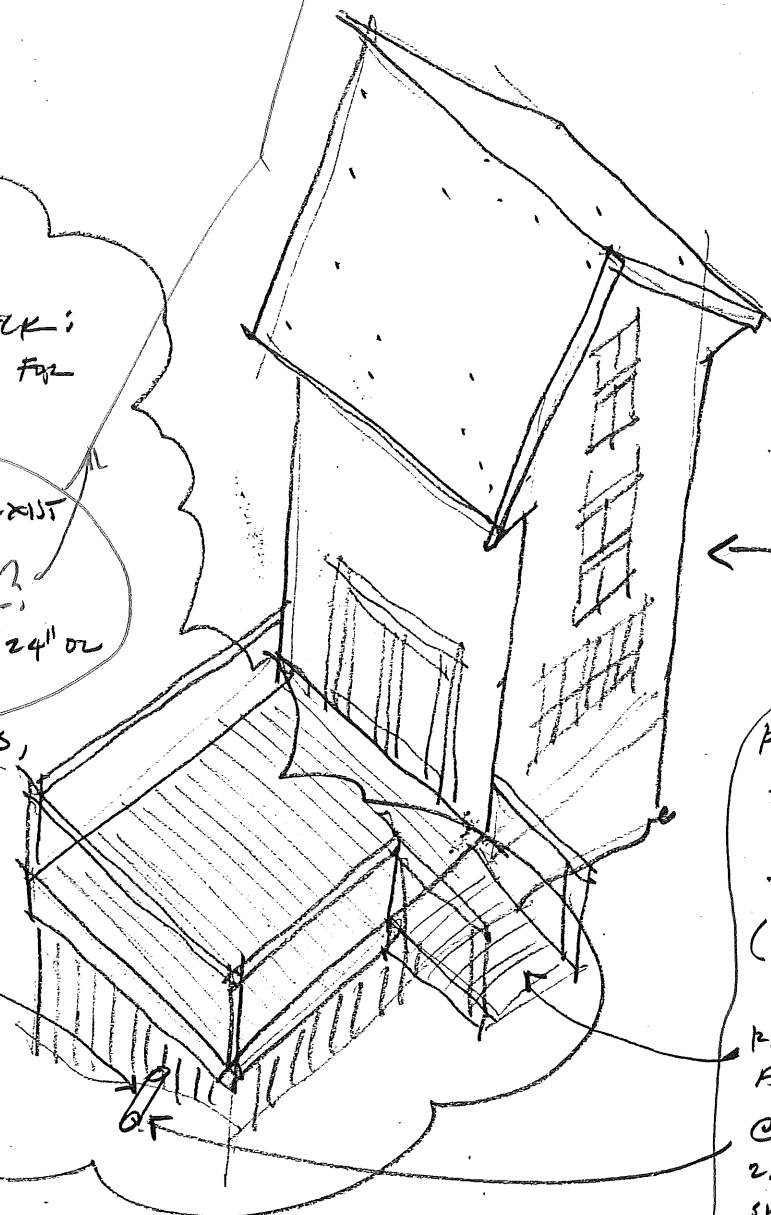
EXIST 1st FLR. PLATFORM.
 (CURRENTLY PERMITTED FOR.)

*
 NEW/PROPOSED DECK:
 (TO BE USED AS BASE FOR
 FUTURE EXPANSION -
 DECK FOR NOW)

FRAME IDENTICAL TO EXIST
 1st FLOOR PLATFORM:
 2x6 P.T. 24" OC WAJS,
 S4S HEMLOCK 2x10 @ 24" OC
 JOISTS, / BEAMS.

FELT STRIPS OVER JOISTS,
 w/ 1x6 P.S. HEMLOCK
 BOARDING FOR FINISH.
 (TEMPORARY)

WASTE LINE - THRU
 SIDE WALL - TO HOUSE



SPACING:

RAILINGS:

2x4 VERTICAL S + CAP.
 WIRE SCREENING OR SIMILAR
 TO 4" BALL TEST.

(TEMPORARY)

RAMP ON STEPS. TO GRADE,
 AS REQ.

@ WASTE LINE: P.T. 3/4" PLY ON
 2x6 P.T. STRIPS, 2 LAYERS ICE + WATER
 SHEET, BACKFILL AGAINST TO
 COVER WASTE LINE. (T TANK)

See set backs on
original permit

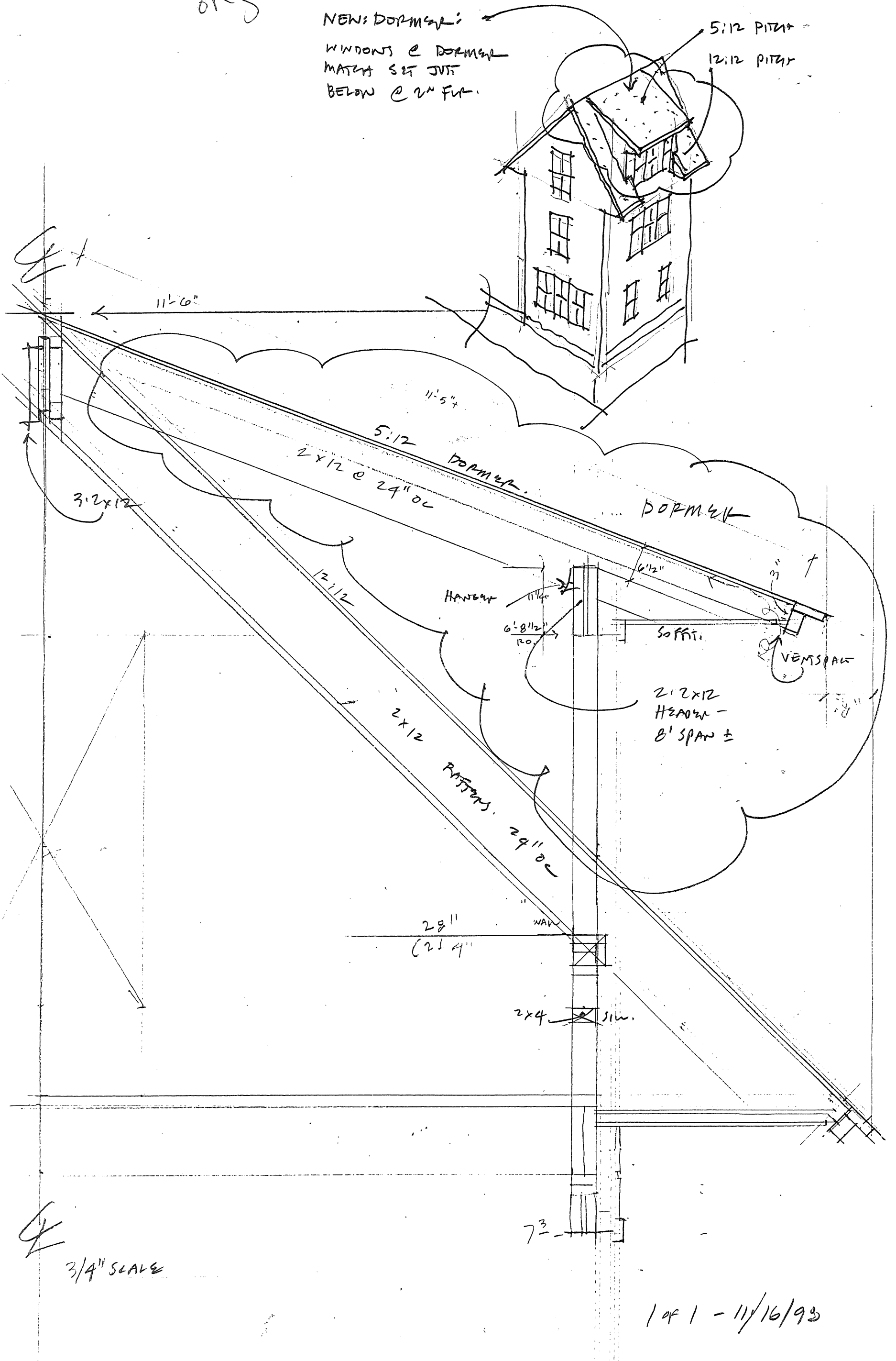
NEW DORMER:
WINDOWS & DORMER
MATCH SET JUST
BELOW @ 2" FT.

5:12 PITCH
12:12 PITCH

HOUSE FOR: MORTON AND JOHNSON - HUSSEY RD - PEAKS ISLAND - PH. 218-0033

3RD FLOOR DORMER - SECTION

1 of 1



3/4" SCALE

1 of 1 - 11/16/93