

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

Location of Construction: 235 Pleasant Ave., Peaks Island		Owner: Servants of God of St. Augustine St. Anthony By The Sea		Phone: 766-2717	Permit No: 970894
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:		
Contractor Name: Roger Melancon	Address: 1 Hilltop Dr., 008, 04064		Phone: 934-0980		
Past Use: Convent/Monastery	Proposed Use: same/ w/addition	COST OF WORK: \$ 40,000.00	PERMIT FEE: \$ 245.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>AUG 19 1997</b>  <b>CITY OF PORTLAND</b> </div>	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:		
Proposed Project Description: Construct addition as per plans		Signature:		Zoning Approval: Zone: IR-1 CBL: 690-V-002 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: Vicki Dover		Date Applied For: 8/13/97			

- 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..

**PERMIT ISSUED  
WITH REQUIREMENTS**

Mail to owner

**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

SIGNATURE OF APPLICANT	1 Hilltop Dr., 008 04064	934-0980	8/13/97
Roger Melancon Contractor	ADDRESS:	DATE:	PHONE:

PERSON IN CHARGE OF WORK, TITLE	PHONE:
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White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**CEO DISTRICT**



COMMENTS

9-3-97 Sauna tubes. Have been put in  
9-17-97 Framing & all completed  
10-26-97 Plub & all completed

Inspection Record

	Type	Date
Foundation:	OK M1	9-7-91
Framing:	OK M1	9-17-9
Plumbing:		
Final:		
Other:		

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Past Use: Convent/Monastery		Proposed Use: same/ w/addition		<b>COST OF WORK:</b> \$ 40,000.00 <b>PERMIT FEE:</b> \$ 245.00 <b>INSPECTION:</b> Use Group: R3 Type: 5B BOCA 96 Signature: <i>[Signature]</i>		
Proposed Project Description: Construct addition as per plans		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>OK 8/15/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Flood Zone N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: Vicki Dover		Date Applied For: 8/13/97				<b>Zoning Appeal</b> <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

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*[Signature]* 1 Hilltop Dr., OOB 04064 934-0980 8/13/97  
 SIGNATURE OF APPLICANT Roger Melancon ADDRESS: DATE: PHONE:  
 Contractor

PERSON IN CHARGE OF WORK, TITLE PHONE:

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

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: 8/14/97

*[Signature]*

CEO DISTRICT #6  
*[Signature]*

# BUILDING PERMIT REPORT

DATE: 19 Aug. 97

ADDRESS: 235 Pleasant Ave. P.F.

REASON FOR PERMIT: To Construct addition.

BUILDING OWNER: The Servants of God of Augustine

CONTRACTOR: Roger Melancon

PERMIT APPLICANT: ↑

APPROVAL: \*1 \*2 \*8 \*9 \*10 \*11 \*12 \*16 DENIED  
\*21 \*26 \*27

## CONDITION(S) OF APPROVAL

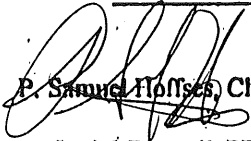
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
  2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator and Inspection Services~~ must be obtained. (A 24 hour notice is required prior to inspection)
  3. 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)
  6. 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.
  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. 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, I-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.
  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. All other Use group minimum 11" tread, 7" 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.
  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.
  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.
  15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  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 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 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)

- 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.
- 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210, of the City's Building Code.
- \*26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- \*27. All requirements must be met before a final Certificate of Occupancy is issued.

28.

29.



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

Applicant: Roger Melancon

Date: 8/15/97

Address: 235 Pleasant Ave, P.I. C-B-L: 090-V-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR-1

Interior or corner lot - Belvidere & Sargent Rd

Proposed Use/Work - to Add Accessory prayer Area to <sup>Nurs</sup> Dwelling

Sewage Disposal - Private (No New bedrooms)

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 30' req - 100' shown

Side Yard - 20' req - 27' shown

Projections -

Width of Lot -

Height - 1 Story shown

Lot Area - 43,604 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A to a <sup>Nurs</sup> dwelling

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

The old permit Lapsed on this

# 96 0301

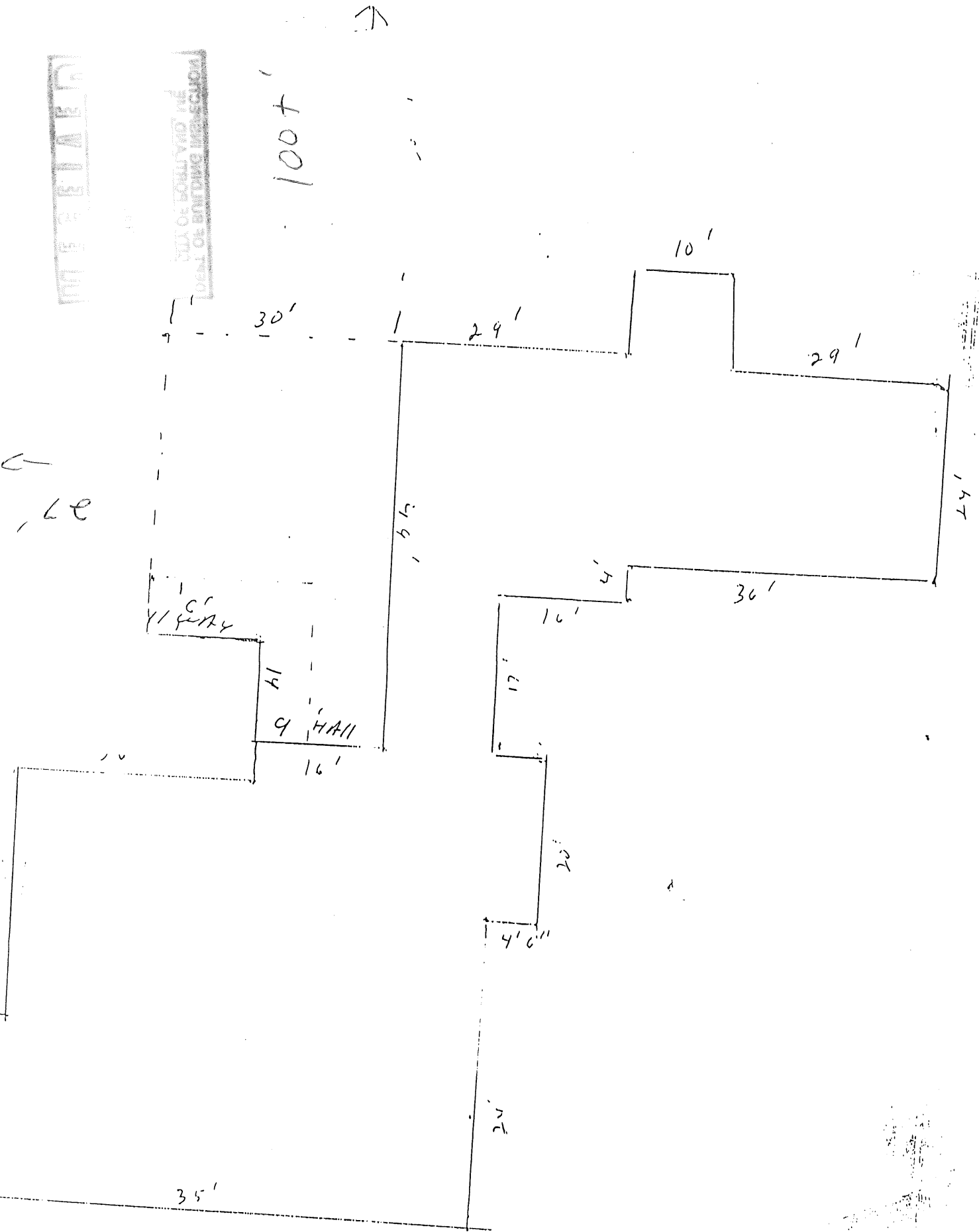
This is a "renewal of it"

235 Pleasant Ave  
Peaks Island :

PLANNING

CITY OF HOLLYWOOD  
LOCAL GOVT. DIVISION

100'

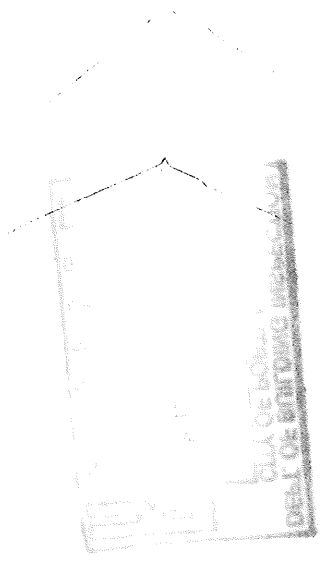


Amendment BLUE  
PLEASANT

235 Pleasant Ave  
Peaks Island

8-12  
SCISSOR  
TRUSS

1/2 CDX sheetrock  
vinyl siding  
1/2 CDX ROOF V. TA  
CLIPS 25% SHINGLE



2x6 > 10'

2x6

6' 6"

6' HALL

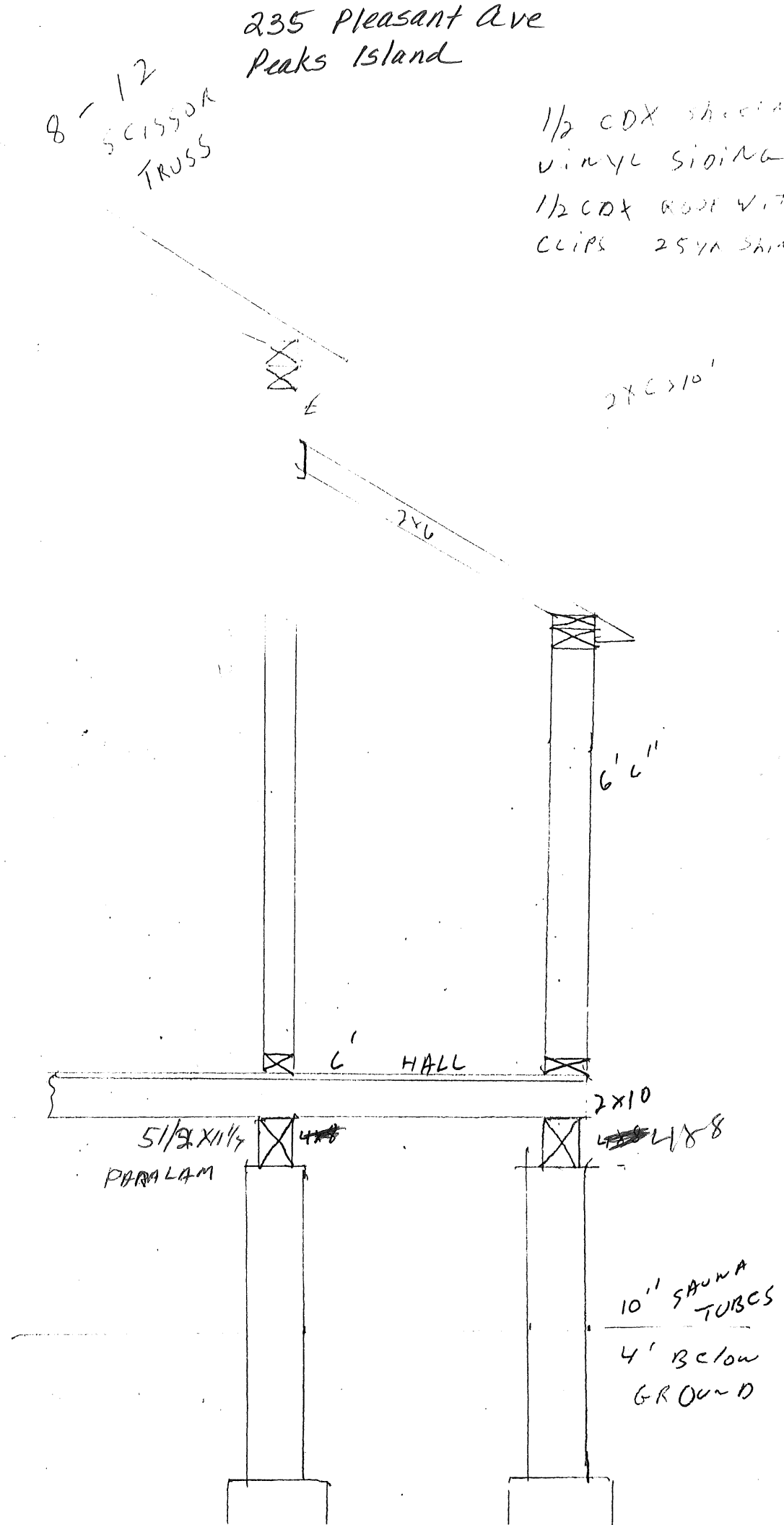
2x10

5/8" x 1 1/4"  
PARALAM

~~4x8~~

10" SAUNA  
TUBES

4' BELOW  
GROUND





8'-12"  
SCISSOR  
TRUSS

1/2 CDX sheathing  
vinyl siding  
1/2 CDX ROOF WITH  
CLIPS 25yr SHINGLES

2x6x10'

2x6

6'6"

6' HALL

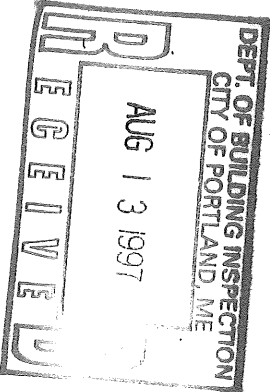
2x10

4x8

5'4" x 11'7" →  
PARALLAM

10" SAWNA  
TUBES

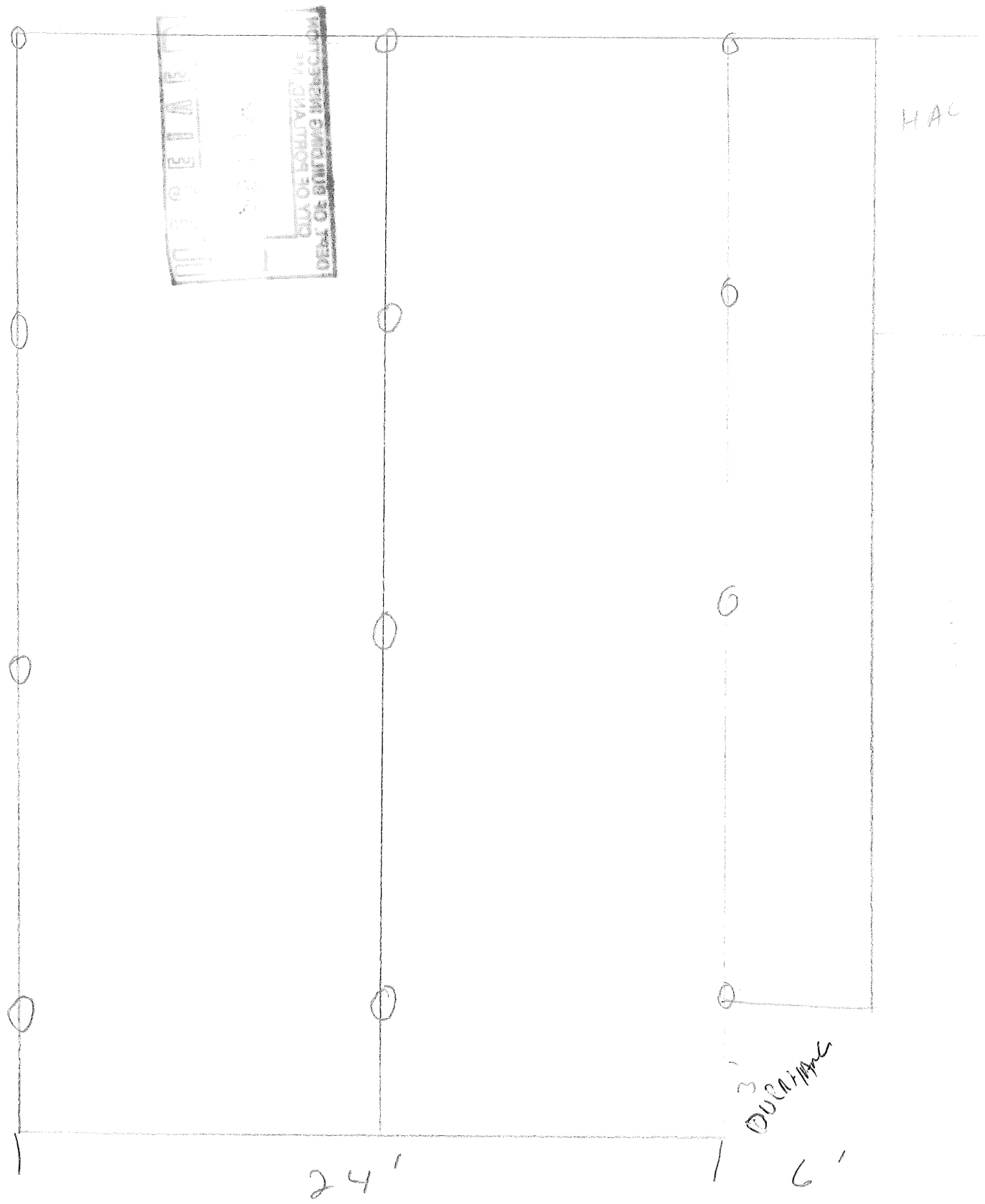
4' Below  
GROUND



SAUNA TUBE LOCATION

PERMIT # 960301  
235 PLEASANT ST  
PEAKS ISLE

30'



24'

3'  
DURING

6'

HALL