

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

Location of Construction: 140 Reed Avenue, Peaks Island		Owner: Steven & Kimberly MacIsaac		Phone: 773-3527		Permit No: <b>960318</b>	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: John Kiely		Address: Island Ave, Peaks Island		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:                  APR 26 1996  <b>CITY OF PORTLAND</b> </div>	
Past Use: Single family dwelling		Proposed Use: single family dwelling w/interior-exterior reno		COST OF WORK: \$ 55,000.00 PERMIT FEE: \$ 295.00		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>H3</i> Type: <i>574</i> <i>DOCS 47</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Renovations as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>[Handwritten]</i> Zone: <i>1</i> CBL: <i>91-11-3415</i> 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 <input type="checkbox"/>	
Permit Taken By: Victoria A. Dover		Date Applied For: April 1, 1996					

- This permit application doesn't 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 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: Kimberly MacIsaac ADDRESS: 140 Reed Avenue, Peaks, Island DATE: 4/1/96 PHONE: 773-3527

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-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: 4/22/96  
*[Signature]*

CEO DISTRICT #6  
*A. ROWE*

COMMENTS

9-17-96 No work yet  
12-31-97 Subtop system has been installed.  
3-25-98 Everything has been framed & sheet rocked. Final  
work still to be done with final plumbing & electrical  
Spoke with Rich Kunsch about the need for 2 more lally  
columns  
5-21-98 Work is all completed except for some plumbing

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 22/APR/1996 ADDRESS: 140 Reed Ave. P.I.

REASON FOR PERMIT: To make exterior and interior renovations.

BUILDING OWNER: MACTSAAC

CONTRACTOR: John Kieby APPROVED: \*1\*7\*9\*11

PERMIT APPLICANT: \_\_\_\_\_ DENIED: \*13\*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.

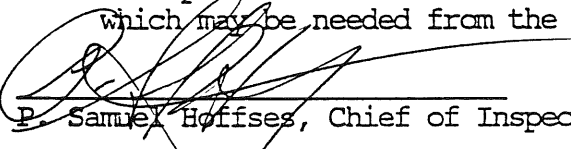
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6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic 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

April 25, 1996

Mr. and Mrs. Steven MacIsaac  
140 Reed Avenue  
Peaks Island, Maine 04108

RE: 140 Reed Avenue  
Peaks Island

Dear Mr. and Mrs. MacIsaac,

Your application to make interior and exterior renovations has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

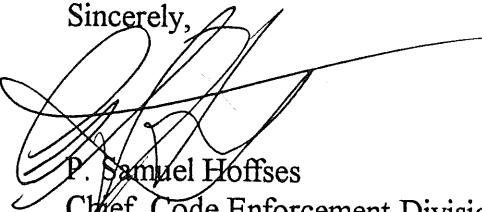
**No Certificate of Occupancy will be issued until all requirements of this letter are met.**

### Building Code Requirements

1. The nonconformity of the existing setbacks shall be maintained by placing the work and keeping existing wall intact during construction as previously discussed.
2. Should the new septic system need to be shifted to accommodate the new rotation of the building, approval from the site plan evaluator will be required.
3. Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 of the attached Building Permit Report.
4. No work is to be started until final plans are submitted and approved by this office.

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

Sincerely,



P. Samuel Hoffses  
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code End Div

Applicant: Steven & Kimberly MacIsaac Date: 4/11/96  
Address: 140 REED AVENUE  
Assessors No.: 91-U-3/4/5

CHECK LIST AGAINST ZONING ORDINANCE

Date - existing  
Zone Location - IR-1  
Interior or corner lot -  
Use - single Family Home - relocating & expanding  
Sewage Disposal - Private - relocating - see HAE 200  
Rear Yards - 30' req. - 30' + shown  
Side Yards - 20' req. - is decreasing the setback from the legal  
Front Yards - 30' req. - NON conformity which was on line  
Projections - SAME AS ABOVE - less encroaching  
Height - 2 story - 35' MAX - ok per submitted  
Lot Area - 40,000<sup>sq</sup> ft -  
Building Area - MAX 20% of Lot Area  
Area per Family -  
Width of Lot - 100' req.  
Lot Frontage - 100' req.  
Off-street Parking -  
Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning - yes

Flood Plains - N/A

See Attach figures

→ is within 75' shoreland setback -  
If meets the requirements of the 30%  
MAX. increase.

91-U-003

140 Reed Ave, Peaks Isl.

91-4-3/4/5 - IR-1 Zone

Within 75' of Shoreland

to figure the Compliance with the max 30% increase of floor area

**OLD House**  
only area within 75' line (old line)

used Arch. fig. & drawing.

51.35  
136.50  
120.61  
20.45  
25.73  
250.67  
256.67  
110.92  
6.19  
112.88

$1086.27 \times 30\% = 325.89$

can increase up to 1412.16\$

1086.27  
182.00 basement

$1268.27 \times 30\% = 380.481$   
1268.27

1648.75\$

**New House**  
only area within 75' line (old line)

**1st floor:**  
24  
663  
43.75  
225.00  
955.75 subtotal

**2nd floor:**  
608.25  
145.00  
753.25 subtotal

**total:**  
955.75  
753.25

1709.00\$  
Amend.  
They changed their design

compare  
1709.00  
- 1412.16

296.84\$ over the MAX

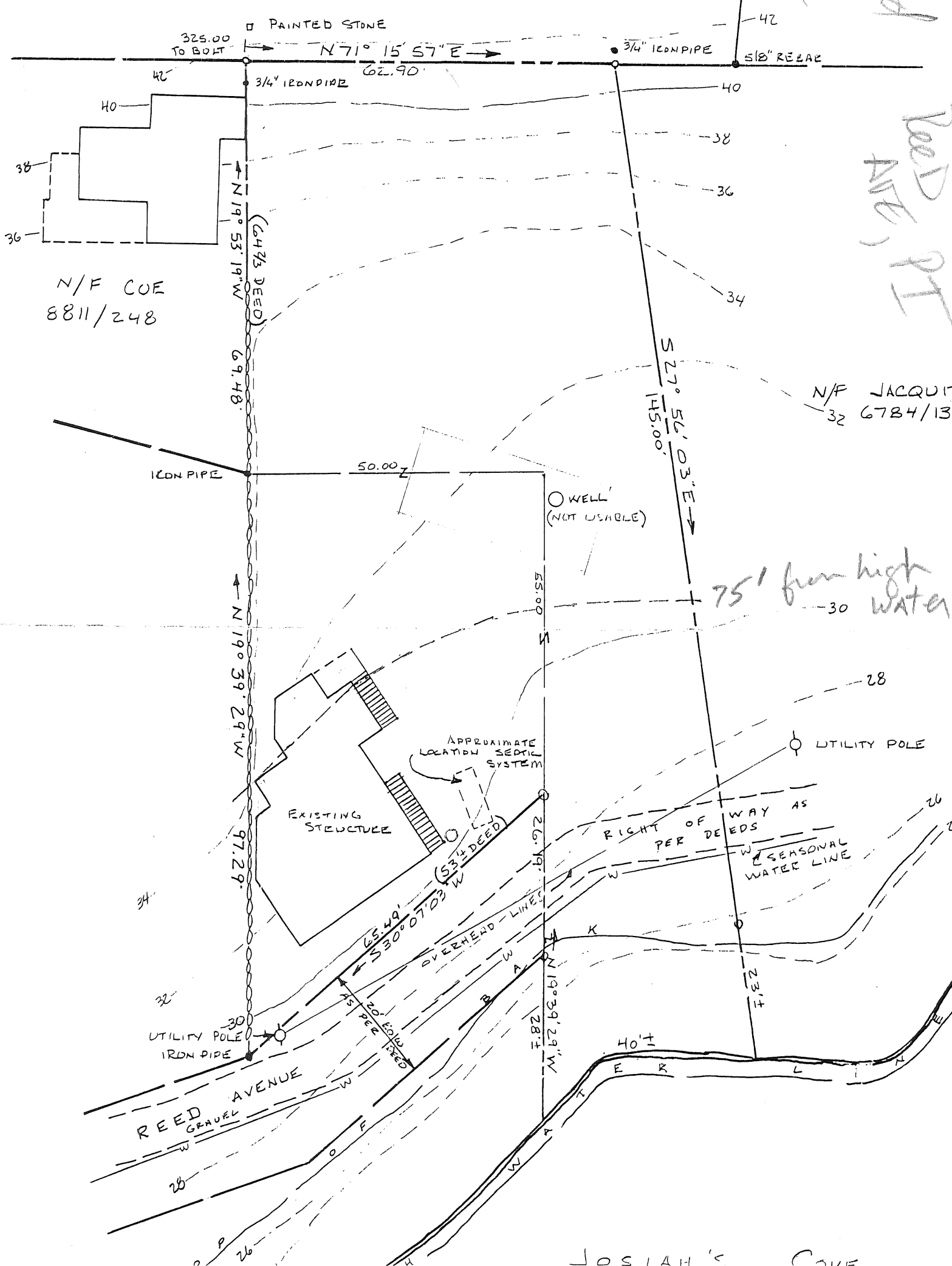
Thus The house was rotated (see new plans) in order to get more of the new structure out of the 75' shoreland setback line - another 336\$ is now rotated out of the 75' setback - which approves this requirement

EXISTING volume 11, 113 c.f.

IR-1

N/F ASTARITA  
10040/262

*Handwritten:*  
Ave  
Road  
Ave, PI





- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED IN MARCH 1992 AND ARE CALCULATED FROM THE ANGLES OF A TRAVERSE PERFORMED BY GARY E. JOHNSON, PLS.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY ( DEEDS.
- 3) SOURCE DEED: ANNA V. TERRY AND ANN ELIZABETH TERRY TO STEVEN MACISAAC AND KIMBERLY A. MACISAAC, DATED FEBRUARY 2, 1984 AND RECORDED AT SAID REGISTRY IN BOOK 6392, PAGE 28
- 4) PLAN REFERENCE: PLAN "A" OF "PLAN OF 5 LOTS OF LAND, PEAKS ISLAND, PORTLAND BELONGING TO THE ESTATE OF LUTHER STERLING", DATED OCTOBER 1884 AND RECORDED AT SAID REGISTRY IN BOOK 516, PAGE 210.
- 5) ELEVATIONS AS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK REFERENCE: TOP OF THREE FOOT OFFSET MONUMENT AT ANGLE IN NORTHWESTERLY SIDE OF ISLAND AVENUE AT INTERSECTION WITH BROOK LANE. ELEVATION 32.143
- 6) THIS PROPERTY OR PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE FOLLOWING ZONES:
  - a) ISLAND RESIDENTIAL I ZONING DISTRICT
  - b) SHORELAND ZONING DISTRICT
  - c) ZONE V2 - ELEVATION 25 - AS PER FEMA FLOOD INSURANCE RATE MAPS.
- 7) LOT AREA = 11,585± SQUARE FEET

● IRON PIPE FOUND (AS NOTED)  
 ○ 5/8" REBAR SET WITH I.D. CAP  
 N/F. NOW OR FORMERLY  
 --- 32 --- EXISTING CONTOUR LINES

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



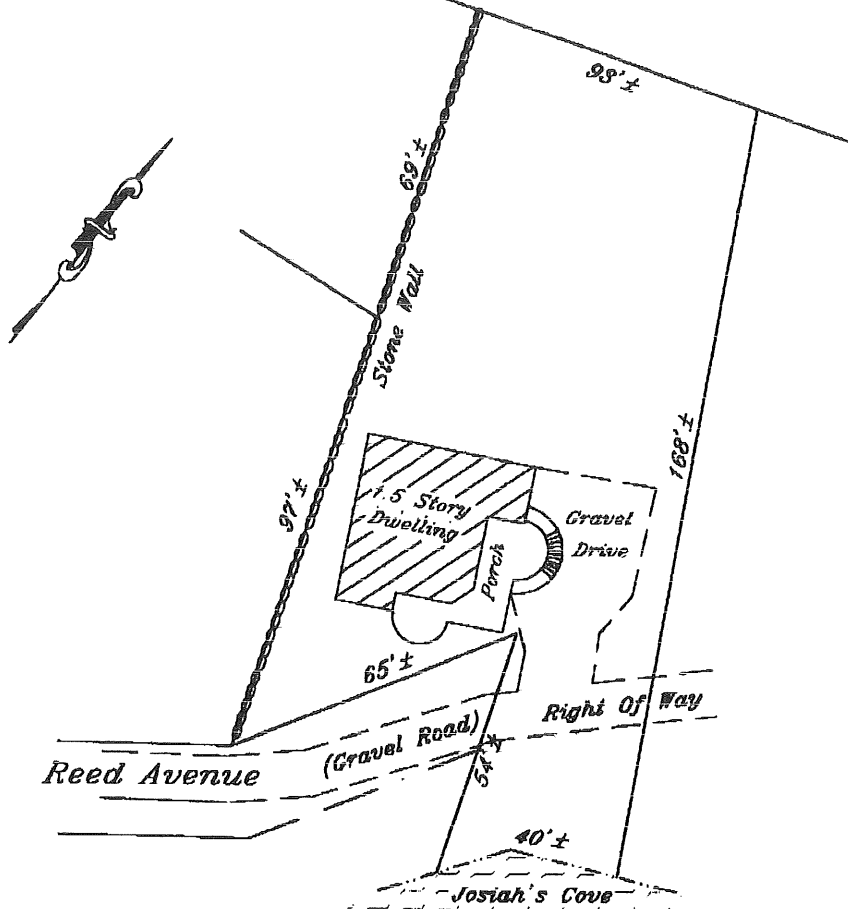
STANDARD BOUNDARY SURVEY  
 WITH TOPOGRAPHIC DETAILS  
 PROPERTY LOCATED AT  
 REED AVENUE, PEAKS ISLAND, PORTLAND, MAINE  
 PREPARED FOR  
 STEVEN & KIMBERLY MACISAAC

# FOR MORTGAGE LENDER USE ONLY

General Note: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) Flood zone determination by horizontal scaling on the latest referenced FEMA map. (3) This inspection accepts all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 140 Reed Avenue  
Prakes Island Maine

Inspection Date: 10-28-02  
Scale: 1" = 30'



See title references for appurtenances.

Applicant: Manisac Requesting Party: Leete & Lemieux, P. A.  
Owner: Same Attorney: James R. Lemieux  
Lender: \_\_\_\_\_ Your File: 105200

Title References: File # 202112762 Field Book: 271-41

Deed Book: 6392 Page: 28  
Plan Book: \_\_\_\_\_ Page: \_\_\_\_\_ Lot: \_\_\_\_\_  
County: Cumberland

Municipal References:  
Map: 21 Block: U Lot: 3,4,5

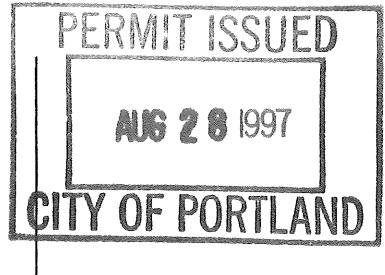
The dwelling does  fall within a Special Flood Hazard Zone Per Fema Community Map No. 230051  
Panel: 9B Zone: V2 Date: 12-8-98

Comments: Recommend Elevation Certificate.  
The above dwelling appears to be closer to the shore than the original non-conforming grand fathered dwelling it replaced.

**This Is Not A Boundary Survey**

N  
1  
S  
Po  
ATTN  
MARGE  
THIS REPLACES  
AN OLD HOUSE  
± IN SAME  
LOCATION.  
SITE PLAN  
FOR NEW CONST  
NOT FOUND  
1106 507 RECORDING

970939



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

91-U-3

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 27 August 1997

The undersigned hereby applies for amendment to Permit No. 960318 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:

91-U-3-4-J

Location 140 Reed Ave Peaks Island Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Steven & Kim MacIsaac Telephone 773-3527

Lessee's name and address 169 Warwick St Ptd, ME 04102 Telephone \_\_\_\_\_

Contractor's name and address John Kiely Peaks Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building 1-fam w/new house design No. families \_\_\_\_\_

Last use Same No. families \_\_\_\_\_

Increased cost of work Decreased Cost Additional fee 25.00

Description of Proposed Work

See alternate plans/new design

NOTE: New well locations

Handwritten signature and date 8/27/97

Handwritten signature Steve MacIsaac



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: IR-1 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: [Handwritten signature] 8/27/97

Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_

INSPECTION COPY — WHITE APPLICANT'S COPY — YELLOW

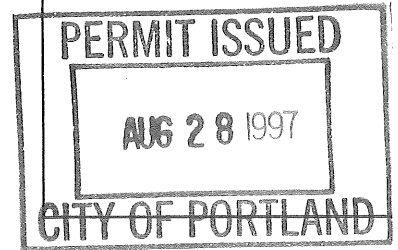
FILE COPY — PINK ASSESSOR'S COPY — GOLDEN

Inspector of Buildings

091-U-003 : 970939



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

27 August 1997

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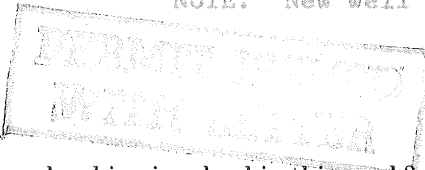
Location 140 Read Ave Peaks Island Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_
Owner's name and address Steven & Kim MacIsaac Telephone 773-3527
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Contractor's name and address John Kiely Peaks Telephone \_\_\_\_\_
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_
Proposed use of building 1-fam w/new house design No. families \_\_\_\_\_
Last use Same No. families \_\_\_\_\_
Increased cost of work Decreased Cost Additional fee 25.00

Description of Proposed Work

See alternate plans/new design
NOTE: New well locations

Handwritten initials and date 8/27/97

Signature of Steven MacIsaac
Steve MacIsaac



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 \_\_\_\_\_
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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.
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Maximum span: IR-1 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved:

Handwritten signature and date 8/27/97

Signature of Owner

Approved:

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

Inspector of Buildings

BUILDING PERMIT REPORT

DATE: 8/27/97 ADDRESS: 140 Reed Ave., Peaks Island

REASON FOR PERMIT: Amend previous permit with New site location

BUILDING OWNER: Steven & Kim MacISAAC And building design

CONTRACTOR: John Kiely

PERMIT APPLICANT: owner APPROVAL: With conditions DENIED

#1, 2, 4, 6, 8, 9, 10, 11, 12, 16, 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, 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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, 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.
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- 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

(over)

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.

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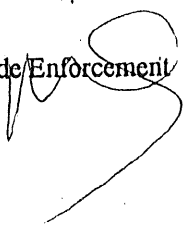
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P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

Mr. and Mrs. Steven MacIsaac  
140 Reed Avenue  
Peaks Island, ME 04108

**CITY OF PORTLAND**

August 28, 1997

RE: 140 Reed Avenue, P.I. -91-U-3,4,5

Dear Mr. & Mrs. MacIsaac,

Your amendment application for a new house design 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. This letter supersedes your previous approval.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL  
REQUIREMENTS OF THIS LETTER ARE MET**

**Zoning Review Requirements**

Approved with conditions: 1). This property is within the Shoreland Zone and 75' setback from the high water mark. Per the information submitted you are meeting your one time allowable 30% increase in square footage and volume. 2). Your present structure is legally nonconforming as to the front 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 structure in place and in phases. If you will submit a plan of action to us as to how you intend to meet this requirement, we can review it for its compliance to these regulations.

**Building Code Requirements**

Please read and implement attached building permit requirements, #1, 2, 4, 6, 8, 9, 10, 11, 12, 16, 26, 27.

Sincerely,

Marge Schmuckal  
Asst. Chief of Insp. Services

cc: P. Samuel Hoffses, Chief of Inspection Services  
Merle Leary, Code Enf. Officer

091-U-003



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** June 1, 1998

**SUBJECT:** Request for Certificate of Occupancy  
140 Reed Avenue, Peaks Island (91-U-3,4,5)

On June 1, 1998 a site visit was made to review the completion of the requirements of the site plan approval.

1. The swale at the toe of the septic field embankment and the disturbed area to the right of the drive must be seeded and mulched.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

091 U 003