

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JEFFREY A MARKS

Located At 665 ISLAND AVE

Job ID: 2011-10-2354-ALTR

CBL: 092- F-009-001

has permission to Second Floor Addition (Single Family Residence).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

01/11/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to Close-In.
 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.



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development

Job ID: 2011-10-2354-ALTR

Located At: 665 ISLAND AVE

CBL: 092- F-009-001

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 is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued using section 14-436(b). First floor footprint is 1456 sf. The addition is adding 207 sf of floor area which is an increase of 14.2% of floor area.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Based on phone conversation on 12/13/11 the owner states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

6. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers. This shall include the Engineered Structural Ridge Beam.
7. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
8. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
9. R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.

Exceptions:

- a. 1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.
 - b. 2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches.
- 10. Girder spans and Header spans for exterior bearing walls shall comply with TABLE R502.5(1). The Contractor agreed that this shall include the existing header(s) beneath the proposed addition area and the second floor 8 foot 6 inch span, modification may be required.**
11. See attached documentation for bathroom fixtures clearance and headroom requirements.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-10-2354-ALTR	Date Applied: 9/28/2011	CBL: 092- F-009-001	
Location of Construction: 665 ISLAND AVE, PEAKS ISLAND	Owner Name: JEFFREY A MARKS	Owner Address: 665 ISLAND AVE PEAKS ISLAND, ME 04108	Phone: 540-521-1696
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Single family	Proposed Use: Same - single family - build addition over first floor enclosed porch - 23'3" x 9'	Cost of Work: 30000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. P. P. 12-13-11</i>	Inspection: Use Group: R3 Type: IB AUBEL Signature: <i>[Signature]</i>
Proposed Project Description: add second floor over front porch -23'3" x 9'		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland Survey shows 75' setback clips</p> <p><input type="checkbox"/> Wetlands corner of porch - outside of work area</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision Using section 14-436(b) setting</p> <p><input type="checkbox"/> Site Plan 14 2% floor area</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>DK w/ cond. 12-15-11 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

5-17-12 DWM Jessie 831-7354 Shannon Plumbing OK

Framing Fail 1st floor Provide Hangers, ledger detail, outlet
2nd floor NTC. Suggest Owner's son, Shannon, consult an engineer

6-11-12 DWM Rec'd Str Report Eric Grondahl 743-6585
OK to close

11-1-12 DWM Final OK

General Building Permit Application



If you or the property owner owns real estate or personal property located in the City of Portland, Maine, payment of any taxes must be made before permits are issued.

Location/Address of Construction: <u>665 ISLAND AVE. PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>191 sq. ft.</u>	Square Footage of Lot <u>approx 5500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>92 F 9</u>	Applicant: (must be owner, lessee or buyer) Name <u>JEFFREY A. MARKS</u> Address <u>1909 GREENWOOD RD</u> City, State & Zip <u>PORTLAND, VA 24015</u>	Telephone: <u>540-521-1696</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$36,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>320</u>
Current legal use (i.e. single family) <u>SINCE FAMILY</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use?		
Proposed Specific use: <u>EXTENSION OF MASTER BEDROOM; NEW BATH</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name		
Project description: <u>EXTENSION OF MASTER BEDROOM OVER (AND INSIDE THE DIMENSIONS OF) THE EXISTING FIRST FLOOR INDOOR PORCH, INCLUDING NEW MASTER BATH + WALK-IN CLOSET</u>		
Contractor's name: <u>SELF + SON</u>		Email: <u>JEFFAMARKS@COX.NET</u>
Address: <u>1909 GREENWOOD RD</u>		Telephone: <u>540-521-1696</u>
City, State & Zip: <u>PORTLAND, VA 24015</u>		Telephone: <u>540-777-3200</u>
Who should we contact when the permit is ready: <u>SAME</u>		Telephone: <u>540-777-3200</u>
Mailing address:		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, Room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the

Signature: [Signature] Date: 9/26/11

This is not a permit; you may not commence ANY work until the permit is issued



Residential Additions/Alterations

Permit to Shannon snash29@yahoo.com

RECEIVED
SEP 28 2011
Dept. of Building & Inspections
City of Portland, ME

Phone 207-743-6585

Fax 207-744-0109

June 7, 2012

Shannon Nash Contractor

RE: Jeffrey & Roxanne Marks
665 Island Avenue
Peaks Island, Maine

Dear Shannon;

As a result of my inspection today at the above captioned project I find the following conditions;

The existing roof adjacent to the new Master Bedroom has been strengthened with the installation of a new ridge board (2" x 10") and a double row of collar ties –top ties 2" x 4" and lower ties 2" x 8". I request that you add one additional rafter to support the end of the new ridge board which then will be supported by four (4) rafters.

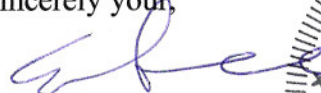
The hip roof is constructed with jack-rafters, hip members and connections which follow conventional construction techniques at 16" oc. The jack-rafters are 2" x 10", the valley rafters are double 2" x 10" and the ceiling joists are 2" x 8". The strength of the rafter connections needs to be a minimum of 316 lbs uplift while the nailing done is 10-16d nails providing an up lift resistance of 600 lbs

. The dormer framed in the northeast corner of the Master Bedroom is 5'-0" wide. The jack-rafters are 2" x 10" while the ceiling joists are 2' x 8' all at 16"oc which frames into a double 2" x 10" header

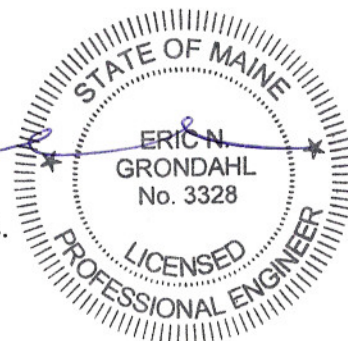
This framing meets the intent of the IRC 2009 Code and will withstand any loads superimposed on it that are required by the afore mentioned code

Feel free to call should you have any questions.

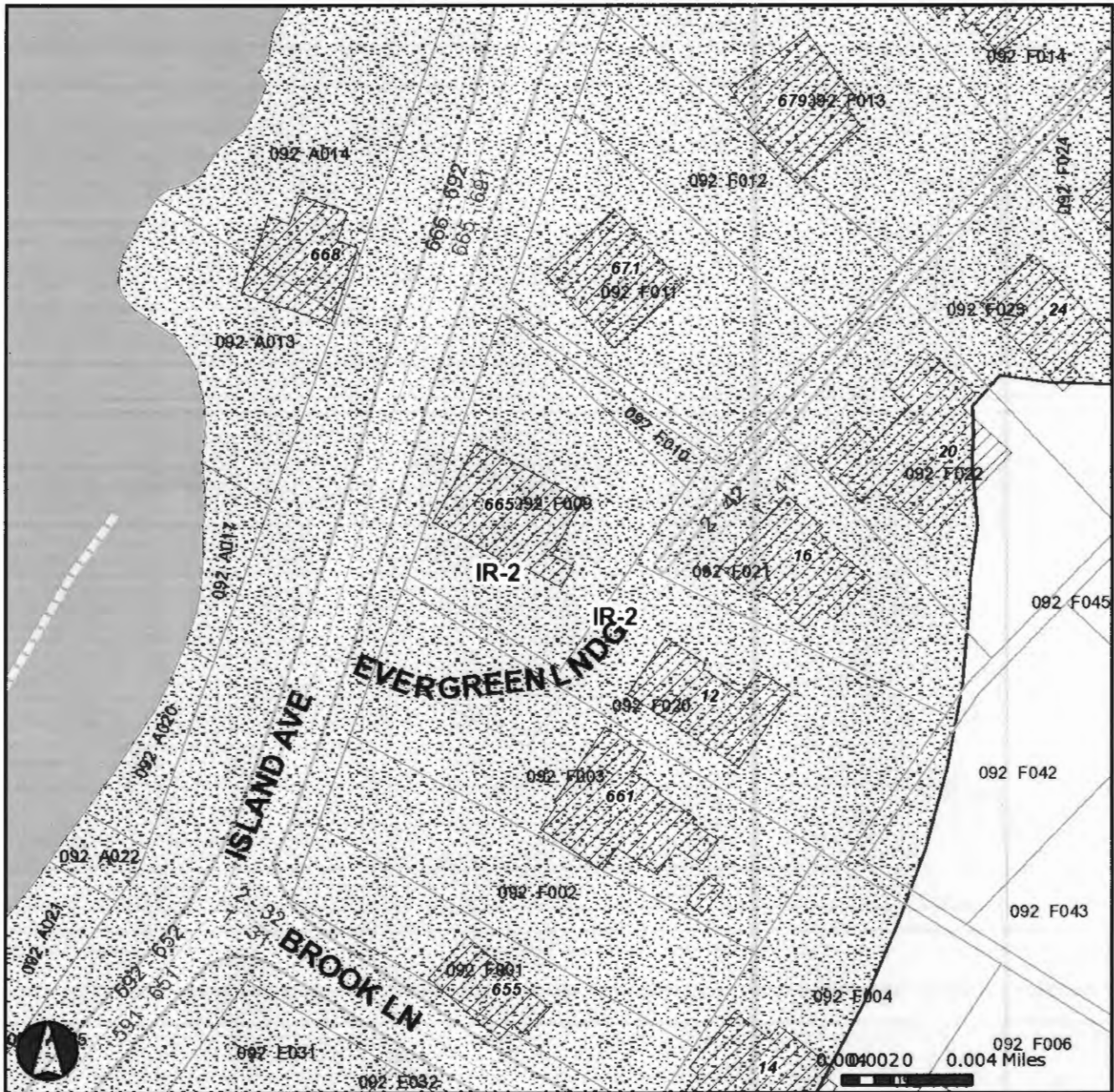
Sincerely your,



Eric N. Grondahl, P. E.



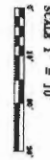
Map



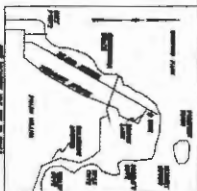
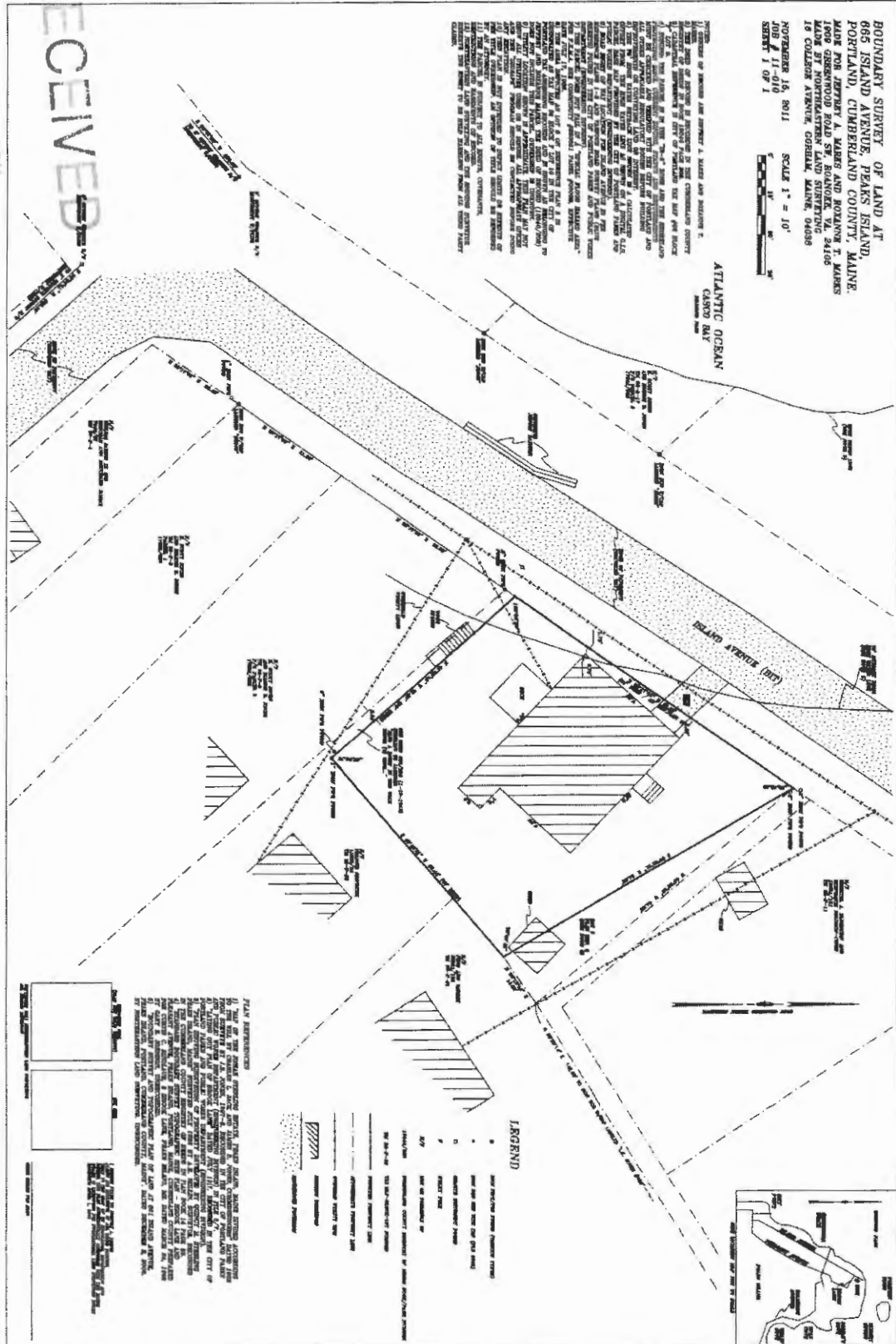
Interstate	Stream Overlay Zone	Zoning (continued)	Zoning (continued)	Ocean
<input type="checkbox"/>	<input checked="" type="checkbox"/> Stream_protection	<input type="checkbox"/> R1 Residential	<input type="checkbox"/> C23	<input type="checkbox"/>
Streets	Island Zoning	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C24	
	<input type="checkbox"/> C43	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C25	
Buildings	<input type="checkbox"/> I-B	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C26	
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-TS	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C27	
<input checked="" type="checkbox"/> Out Building	<input type="checkbox"/> I-R1	<input type="checkbox"/> R6 Residential	<input type="checkbox"/> C28	
Parcels	<input type="checkbox"/> I-R2	<input type="checkbox"/> ROS Recreation	<input type="checkbox"/> C29	
<input type="checkbox"/>				

BOUNDARY SURVEY OF LAND AT
 665 ISLAND AVENUE, PEAKS ISLAND,
 PORTLAND, CUMBERLAND COUNTY, MAINE.
 MADE FOR JEFFREY A. MAJERS AND ROYALTY T. MAJERS
 MADE BY MORTENSTADTER'S LAND SURVEYING & GIS
 15 COLLEGE AVENUE, GORHAM, MAINE, 04038
 NOVEMBER 16, 2011 SCALE 1" = 10'
 SHEET 1 OF 1

1) THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES OF THE LAND AT 665 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, CUMBERLAND COUNTY, MAINE, AS SHOWN ON THE ATTACHED MAP. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MAINE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED ON NOVEMBER 16, 2011, AND THE RESULTS ARE SHOWN ON THE ATTACHED MAP. THE SURVEY WAS CONDUCTED BY MORTENSTADTER'S LAND SURVEYING & GIS, A PROFESSIONAL SURVEYING FIRM LICENSED UNDER THE MAINE SURVEYING ACT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MAINE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED ON NOVEMBER 16, 2011, AND THE RESULTS ARE SHOWN ON THE ATTACHED MAP. THE SURVEY WAS CONDUCTED BY MORTENSTADTER'S LAND SURVEYING & GIS, A PROFESSIONAL SURVEYING FIRM LICENSED UNDER THE MAINE SURVEYING ACT.



ATLANTIC OCEAN
 CASCO BAY



LEGEND

- 1. BOUNDARY LINE
- 2. PROPERTY LINE
- 3. EASEMENT
- 4. FENCE
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STATE REPRESENTATIVE
 JEFFREY A. MAJERS
 ROYALTY T. MAJERS
 MORTENSTADTER'S LAND SURVEYING & GIS
 15 COLLEGE AVENUE, GORHAM, MAINE, 04038
 NOVEMBER 16, 2011



RECEIVED

NOV 28 2011

Dept. of Building Inspections
 City of Portland Maine

1909 Greenwood Road
Roanoke, VA 24015
September 26, 2011

Lannie Dobson
Inspection Department, City of Portland
Room 319
289 Congress St.
Portland, Maine 04104

Dear Ms. Dobson:

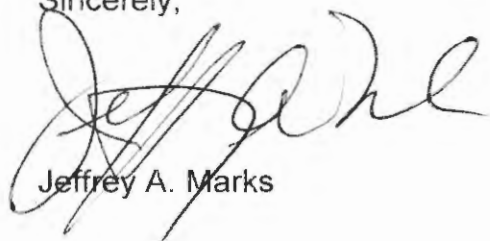
Thank you for the information that you gave me over the phone about submitting my building permit application by mail.

I think that your office will find that this is a fairly simple project that I will be working on with my son over the winter. It will not increase the number of living units or bedrooms, just expanding existing space within the footprint of the existing house.

If you have any questions, please do not hesitate to call me at 540-521-1696 or 540-777-3200. (I will be out of the country and difficult to reach from October 3-7.)

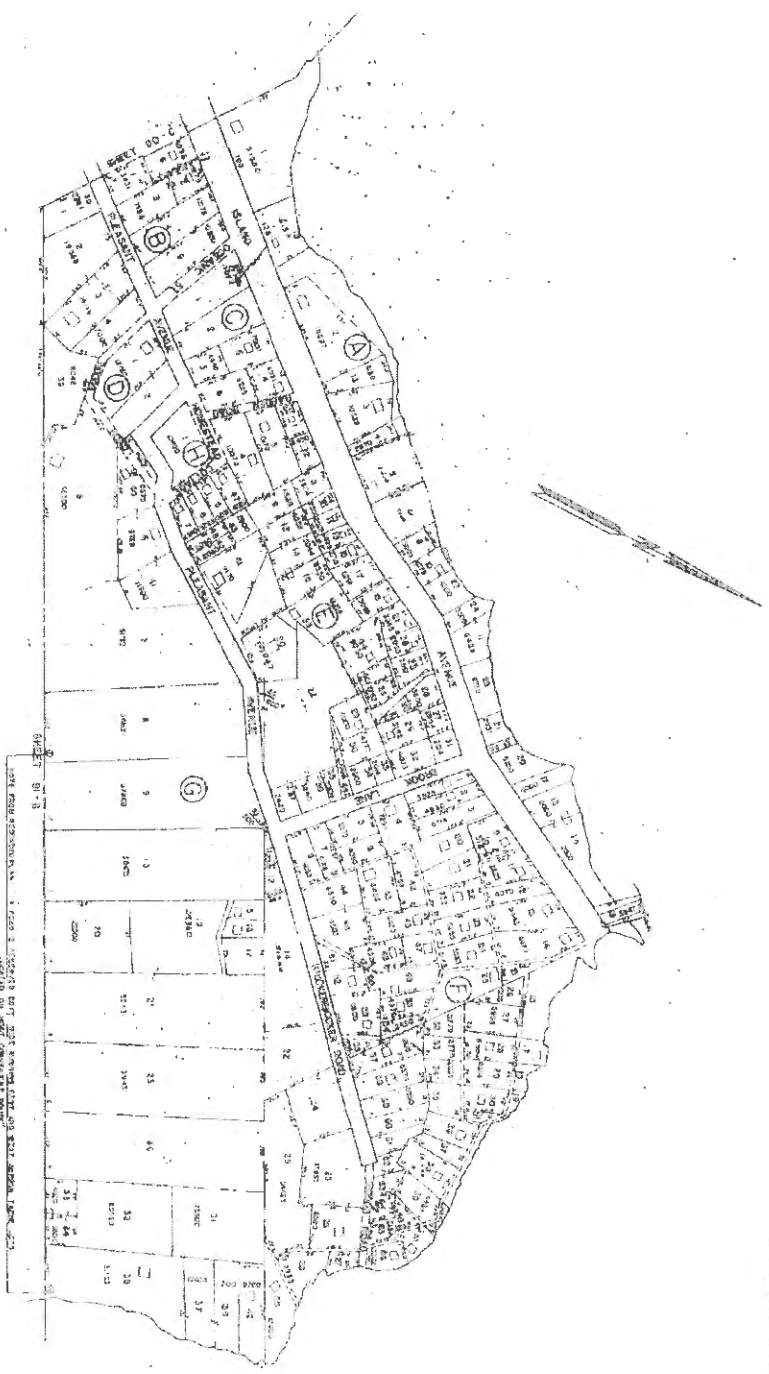
Thank you for your attention to this. My check for \$320 is enclosed.

Sincerely,



Jeffrey A. Marks

No 92
PEAKS ISLAND



FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT FOR THE DISTRICT OF MAINE AT BANGOR, MAINE, THIS 15TH DAY OF SEPTEMBER, 1909.

CITY OF BANGOR
REGISTERED PLAT
SCALE 1" = 40'
RECORDED 10/1/09

Marks 1st floor Layout

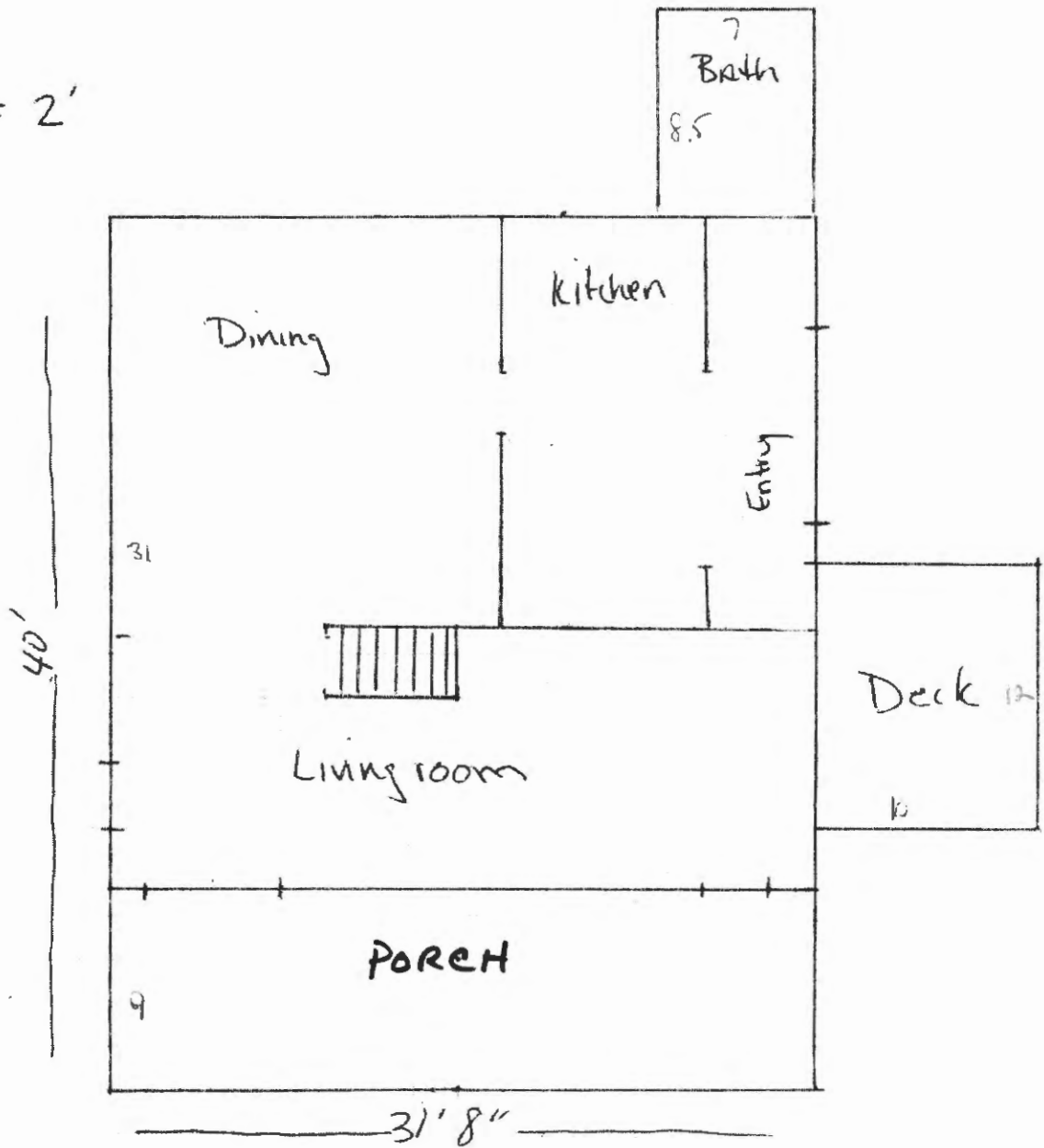
665 Peales Island

RECEIVED

DEC - 5

Dept. of Building Inspections
City of Portland Maine

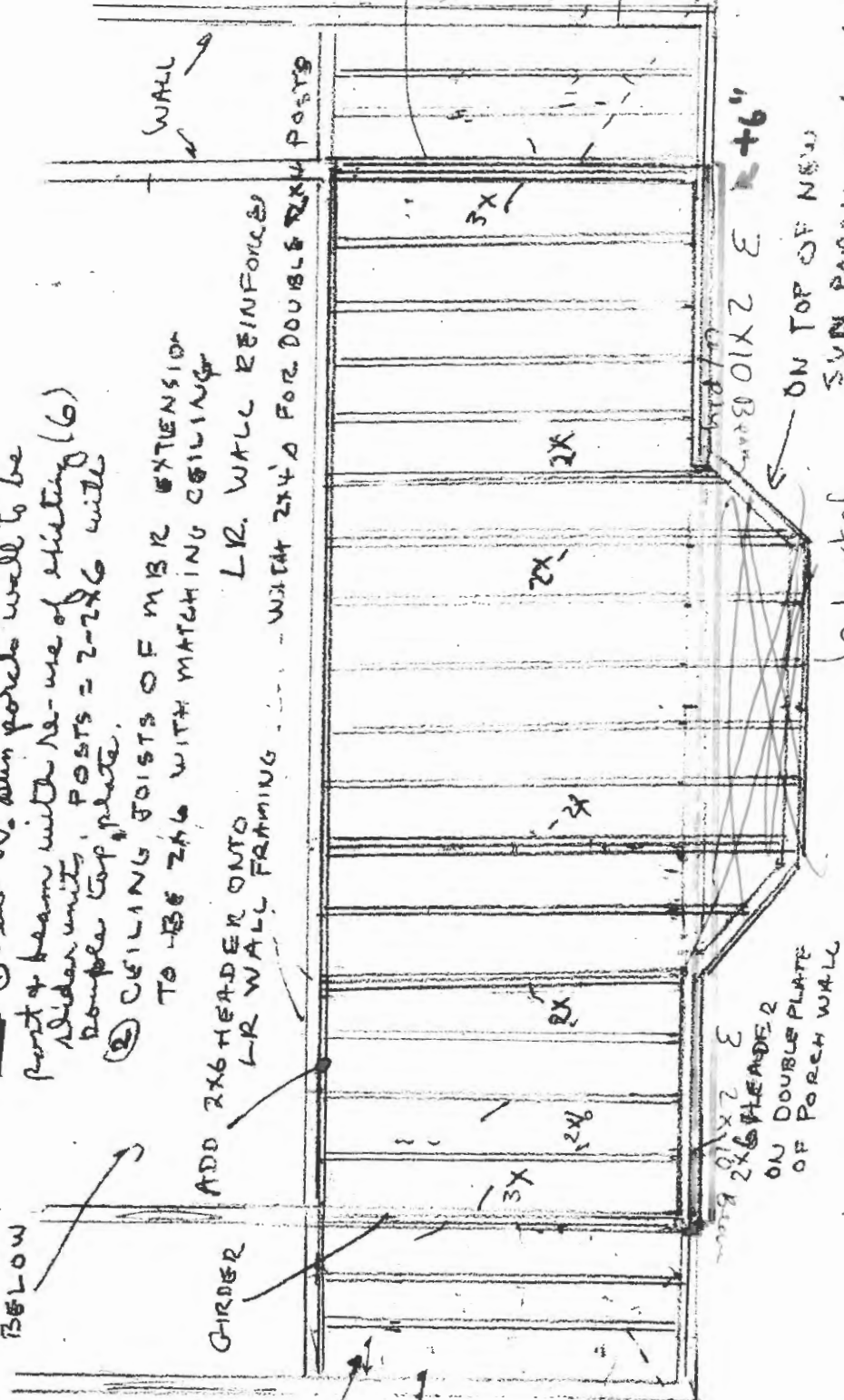
Scale $\frac{1}{4}'' = 2'$



14

o/11/12
Inaugural
= See Table
R5035
GIRDET
3-2x6
E 3 1/2 x 5

Note: On our W. Sun porch wall to be part of beam with re-use of sheeting (6) slider units. POSTS = 2-2x6 with double top plate.
② CEILING JOISTS OF MBR EXTENSION TO BE 2x6 WITH MATCHING CEILING & L.R. WALL REINFORCED WITH 2x4 FOR DOUBLE 2x4 POSTS



SECOND FLOOR JOIST PLAN (SUN PORCH CEILING) (PLATFORM FRAME)

2x6 JOISTS: MATCH MBR FINISHED FLOOR LEVELS
16" O.C.

STREET

B/23: add in MBR. Add posts in new 11-8 2x4's door 11 in
11-8 2x4's
11-8 2x4's
11-8 2x4's (4-2x4's in 11-8 2x4's)

L.R. BELOW

GIRDER

ADD 2x6 HEADER ONTO L.R. WALL FRAMING

2x6 HEADER ON DOUBLE PLATE OF PORCH WALL

ON TOP OF NEW SUN PORCH WALL (TOP PLATE)

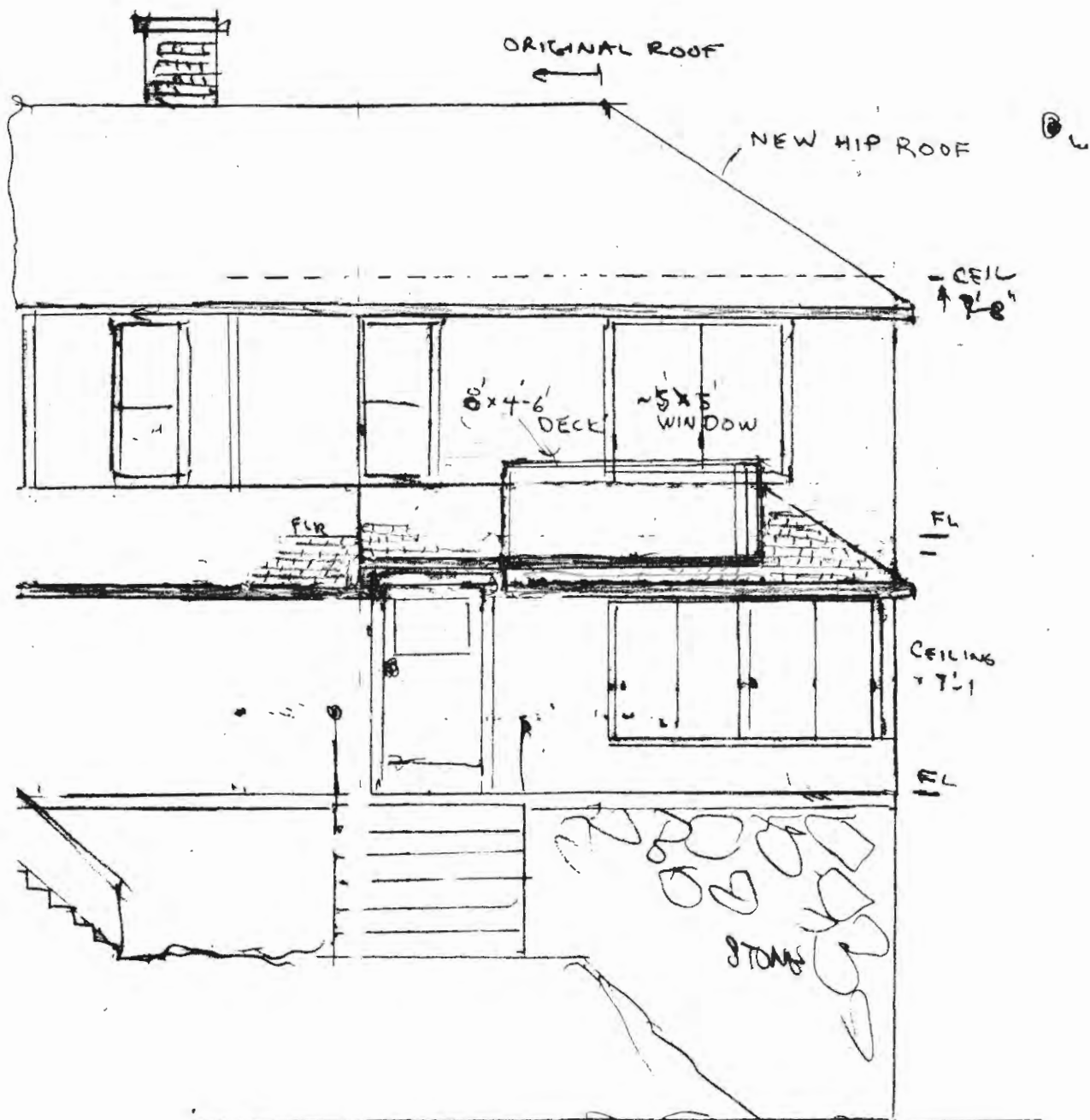
Shaped ceiling on tower side windows

REBUILD PORCH ROOF CORNERS

RECEIVED

DEC - 5

Dept of Building Inspections
City of Portland, Maine



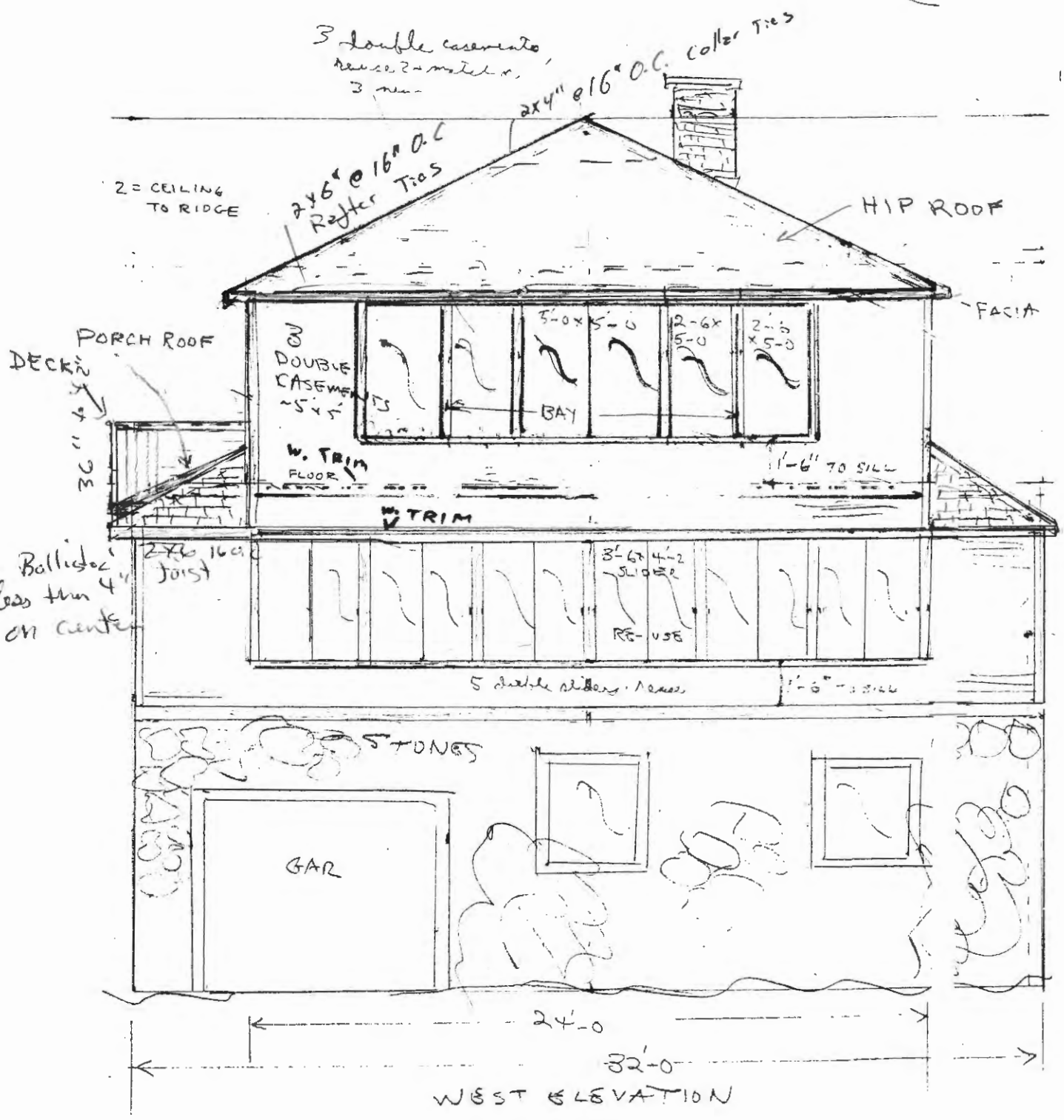
N. ELEVATION

SCALE: 1" = 10"

DIST
12/1/11

16

(2)

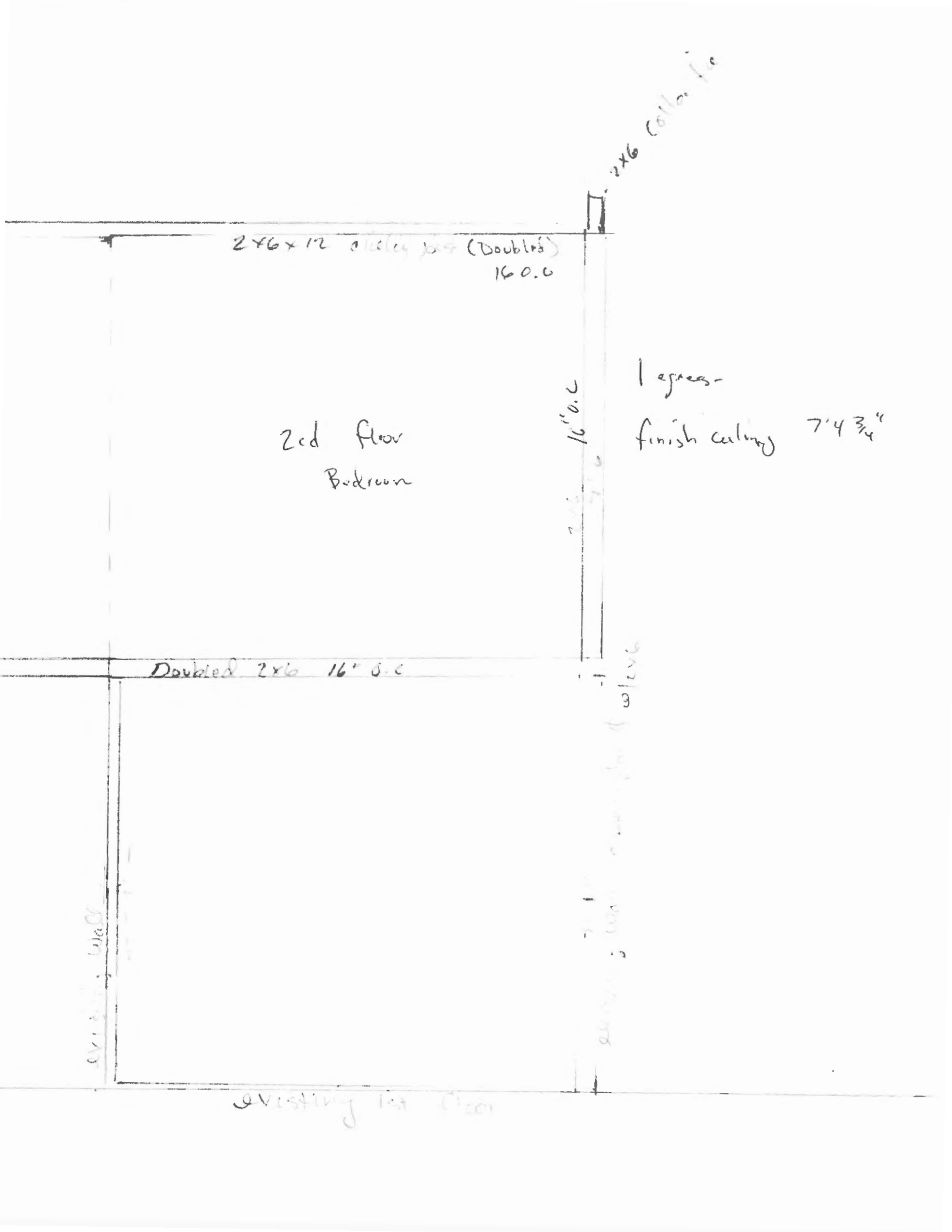


RECEIVED

DEC - 5

Dept. of Building Inspections
City of Portland Maine

DEASTMAN
12/1/11



2x6 collar tie

2x6 x 12 double joist (Doubles)
16 o.c.

2nd floor
Bedroom

2x6 16" o.c.

1 gress-
finish ceiling 7'4 3/4"

Doubled 2x6 16" o.c.

2x6 16" o.c.

2x6 16" o.c.

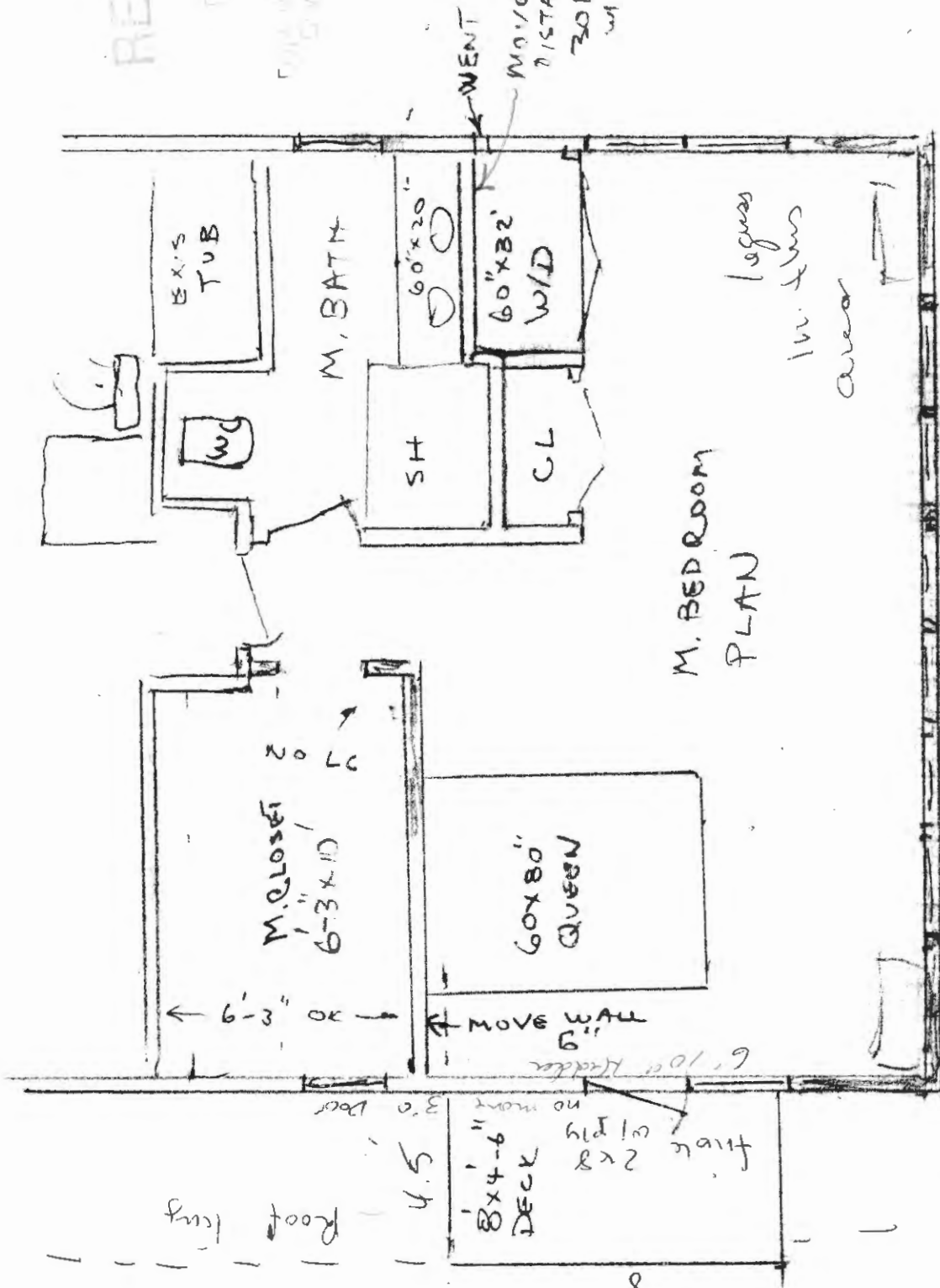
existing 1st floor

2nd Floor

RECEIVED

DEC - 5

City of Portland Inspections
500 Commercial Maine



M. BED ROOM
PLAN

PER
12/1/11

1" = 4' SCALE

NEW W/D LOCATION
NEW ITEMS: DRESSER ON NORTH SIDE (change)
MOVE M. BED + 6", ENLARGE M. CLOSET
LENGTH

23'-3"

WEST





RECEIVED

DEC - 5

Dept. of Building Inspections
City of Portland Maine

↑
EAST

2x10 Rafter 16 o.c.

5/8" sheath.
asphalt shingles

2x6 collar ties
16 o.c. on top
of ceiling joist

← RIDGE

UPPER ROOF

LOWER
SIDE
ROOF

UPPER
HIP ROOF

ENTRY
PORCH
ROOF

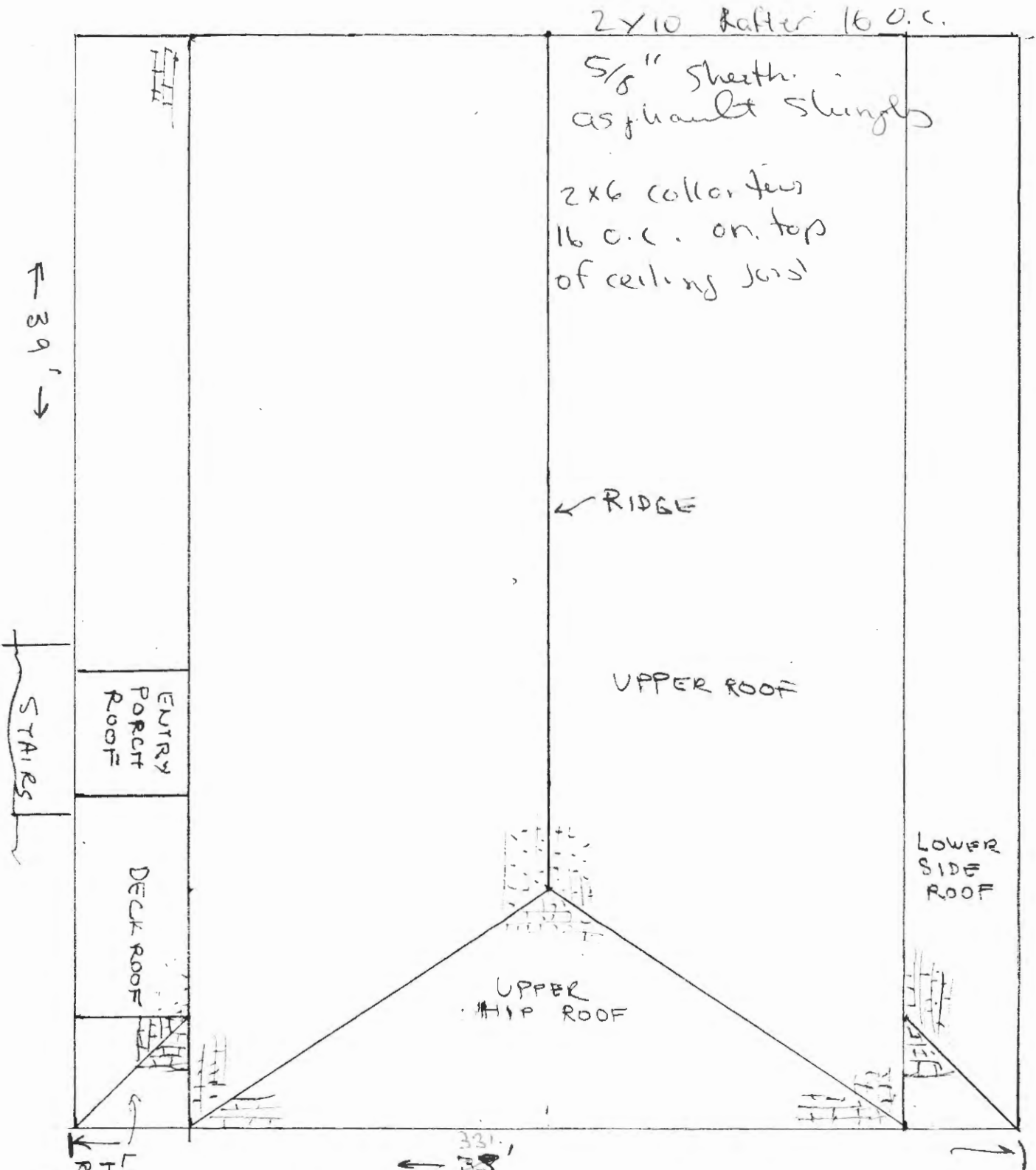
DECK ROOF

← Lower
HIP
ROOF
(2 SIDE

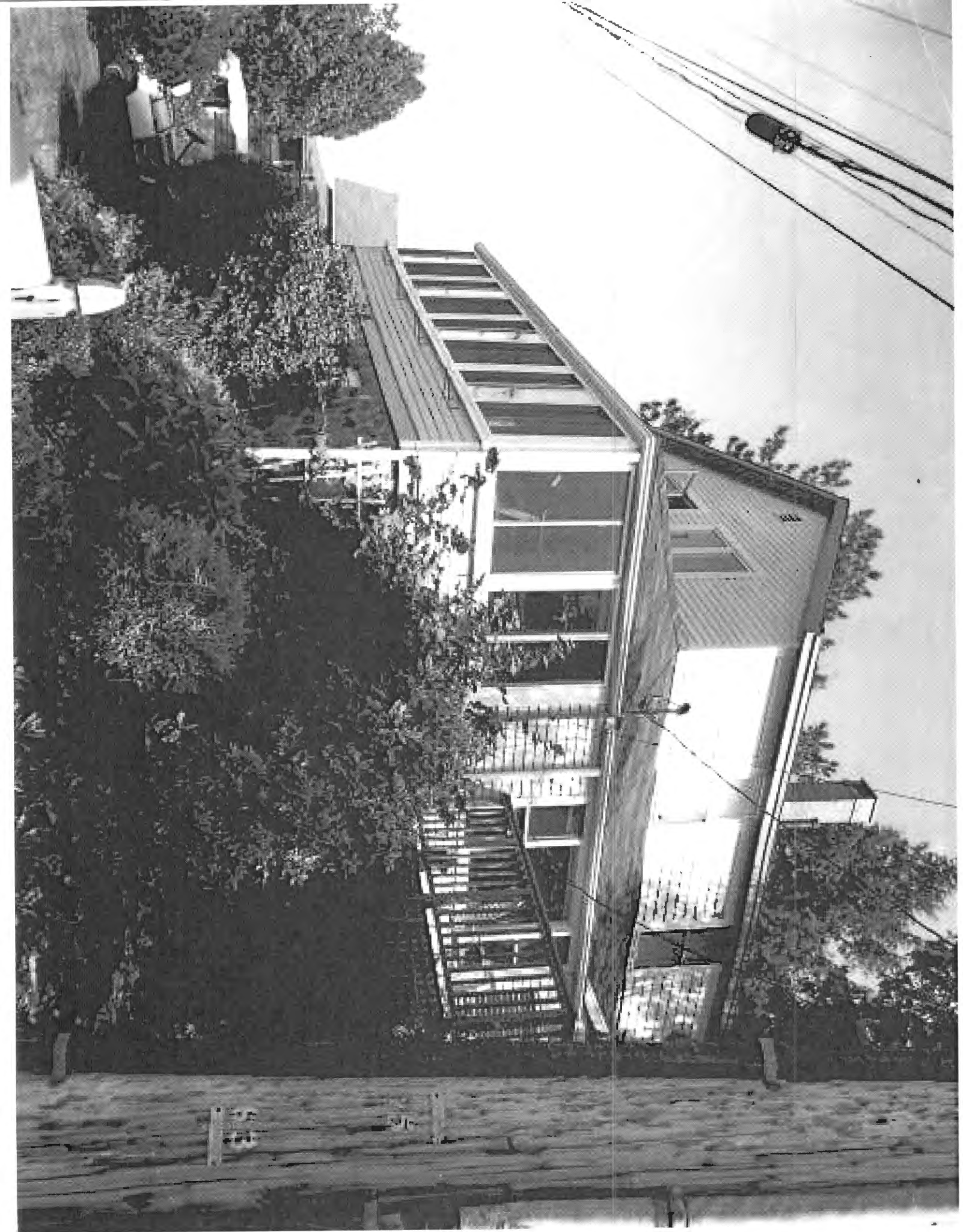
← 39' →

STAIRS

← 33' →
ROOF PLAN WITH SECOND STORY EXTENSION
WEST ↓ 1" = 5' DE 12/1/11







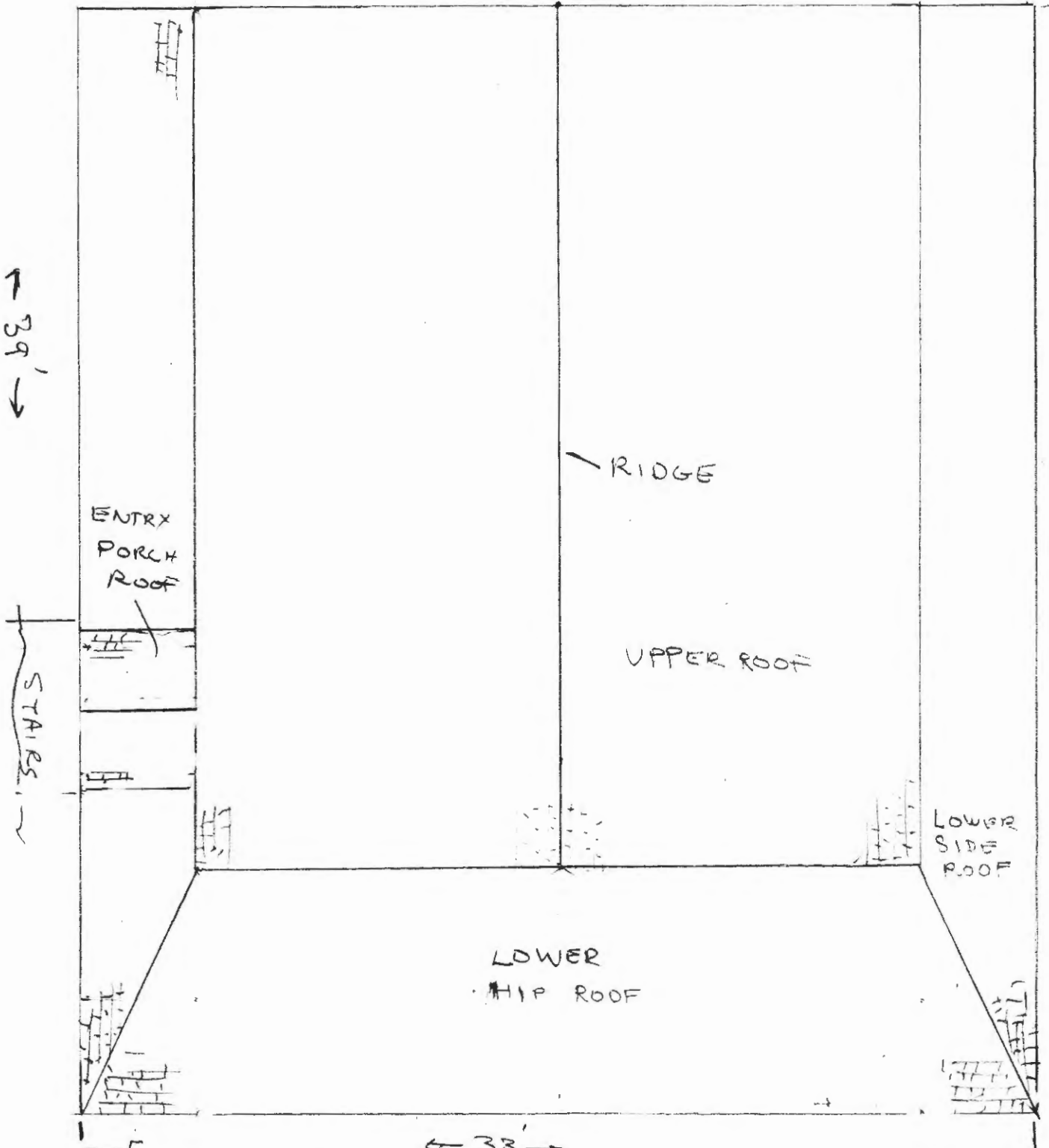


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↑
EAST



EXISTING ROOF PLAN
WEST 1
1"=5'

DEC
12/1/11

Dear Ann,

Here is the latest package. It includes the survey which shows clearly that the 75-foot line barely clips a corner of the house, a corner which is unaffected by the building plan. I have also given you a first floor plan with measurements.

I have included additional drawings which attempt to show the roof design. As you can imagine, the roof shape cannot replicate the current porch room *shape* because the new second floor roof has to continue the current attic shape and then it slopes down at an angle that is the same as the current porch roof. In other words, to the extent that the shape of the house allows the second floor roof to replicate the porch roof, it does so. If you still have questions about this, I'll ask the person who did the design to talk to you about it.

Since we are coming down to the wire, I appreciate your speedy help with this project. Please call me at 540-521-1696 at any time.

A handwritten signature in black ink, appearing to read "J. Hall". The signature is fluid and cursive, with the first letter being a large capital "J".

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