

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

Location of Construction: 33 Woods Road, Peaks Island		Owner: Christine Funnels		Phone: 766-5828	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: Chadwick Oliver		Address: 30 Bancroft St Portland		Phone: 761-3875	
Past Use: 1-fam dwelling		Proposed Use: 1-fam dwelling with addition		COST OF WORK: \$ 30,000	
				PERMIT FEE: \$ 170.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: Signature:	
Proposed Project Description: 1-fam dwelling with 10 x 14 2nd floor 17 x 14		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: Approved <input type="checkbox"/>			
		Approved with Conditions: <input type="checkbox"/>			
		Denied <input type="checkbox"/>			
		Signature: Date:			
Permit Taken By: Sherry Pizard		Date Applied For: December 23, 1997			

Permit No: **971351**

PERMIT ISSUED

DEC 31 1997

CITY OF PORTLAND

Zone: **IK** CBL: **2-0-40**

Zoning Approval: *OK*

Special Zone or Reviews:

Shoreland *101-4*

Wetland *16-1-3*

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

Approved with Conditions

Denied

Date: 12/29/97

PERMIT ISSUED WITH REQUIREMENTS

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 <i>John Anderson III</i>	ADDRESS: 33 Woods Road, Peaks Island	DATE: December 23, 1997	PHONE: 766-5828
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 6

COMMENTS

6-10-98 Addition has all been framed up. Starting to insulate

11/1/00 This was finished w/o call for final inspection. Property has also been sold. Close out. JZ

Inspection Record

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

BUILDING PERMIT REPORT

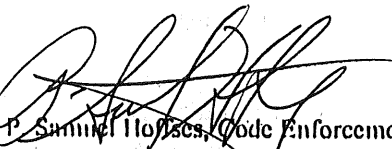
DATE: 31 DEC. 97 ADDRESS: 33 Wood Rd. P.I.
REASON FOR PERMIT: To Construct 10'x14' addition 1ST Floor 17'x14' second
BUILDING OWNER: Christine Francis
CONTRACTOR: Chadwick Oliver
PERMIT APPLICANT: John Anderson III APPROVAL: *1,*2,*3,*8,*10,*12,*16,*25,*26,*28,*29,*30,*31
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

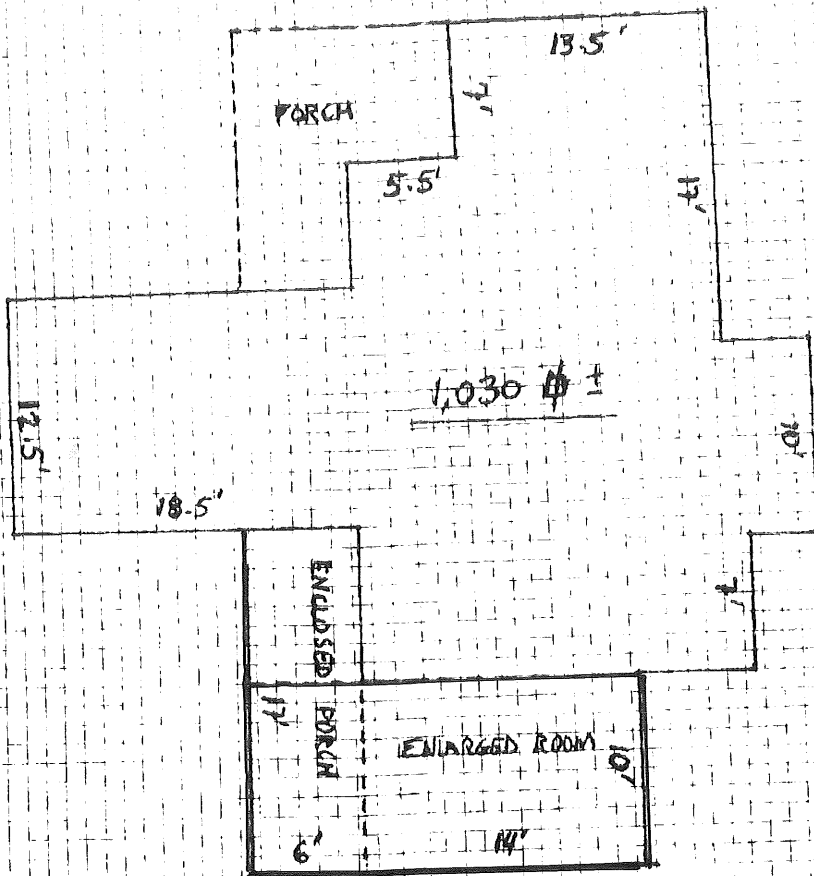
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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 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).
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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
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. (6' 8")
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, plumbing and HVAC 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. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
30. Your building application did not have any Framing details For The Roof - This permit is being issued with the understanding that YOU supply this office with this information before work begins.
31. Chapter 14 Section 1402.5 of The STATE of MAINE'S Subsurface Waste Water Disposal rules (144-CMR 241) STATES, "one-time exempted expansion; one-time increase in the design flow of a structure or a change in use a structure such that there is an increase in design flow are allowed without being required to meet first time system requirements, provided that the requirements of this section are met. (one bedroom only)

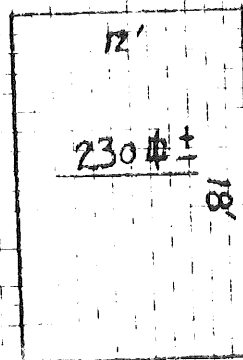

Marge Schmuckel, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckel



TOTAL HOUSE PLUS GARAGE
 (INCLUDING ADDITION) 1,334 # ±

TOTAL LOT AREA 6,676 #
 20% OF LOT = 1,335.2 #



CHRISTINE FRANCIS
 33 WOODS ROAD
 PEAKS ISLAND
 92-G-40
 IR 4

Applicant: John Anderson III Date: 12/30/97

Address: 33 Woods Rd, Parks Isl C-B-L: 92-G-40

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/18/97 1860

Zone Location - IR-1

Interior or corner lot - Pleasant Ave

Proposed Use/Work - Addition 10' x 14' & 2nd floor Addition 17' x 14'

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A NOTE: Woods Rd is front
(see address)

Rear Yard - 30' setback req - 30' shown

Side Yard - 20' req - 20' at closest point

Projections -

Width of Lot -

Height -

Lot Area - 6676 sq ft shown

Lot Coverage/ Impervious Surface - 20% or ~~15%~~ MAX
1335.2 sq ft

Area per Family -

Off-street Parking -

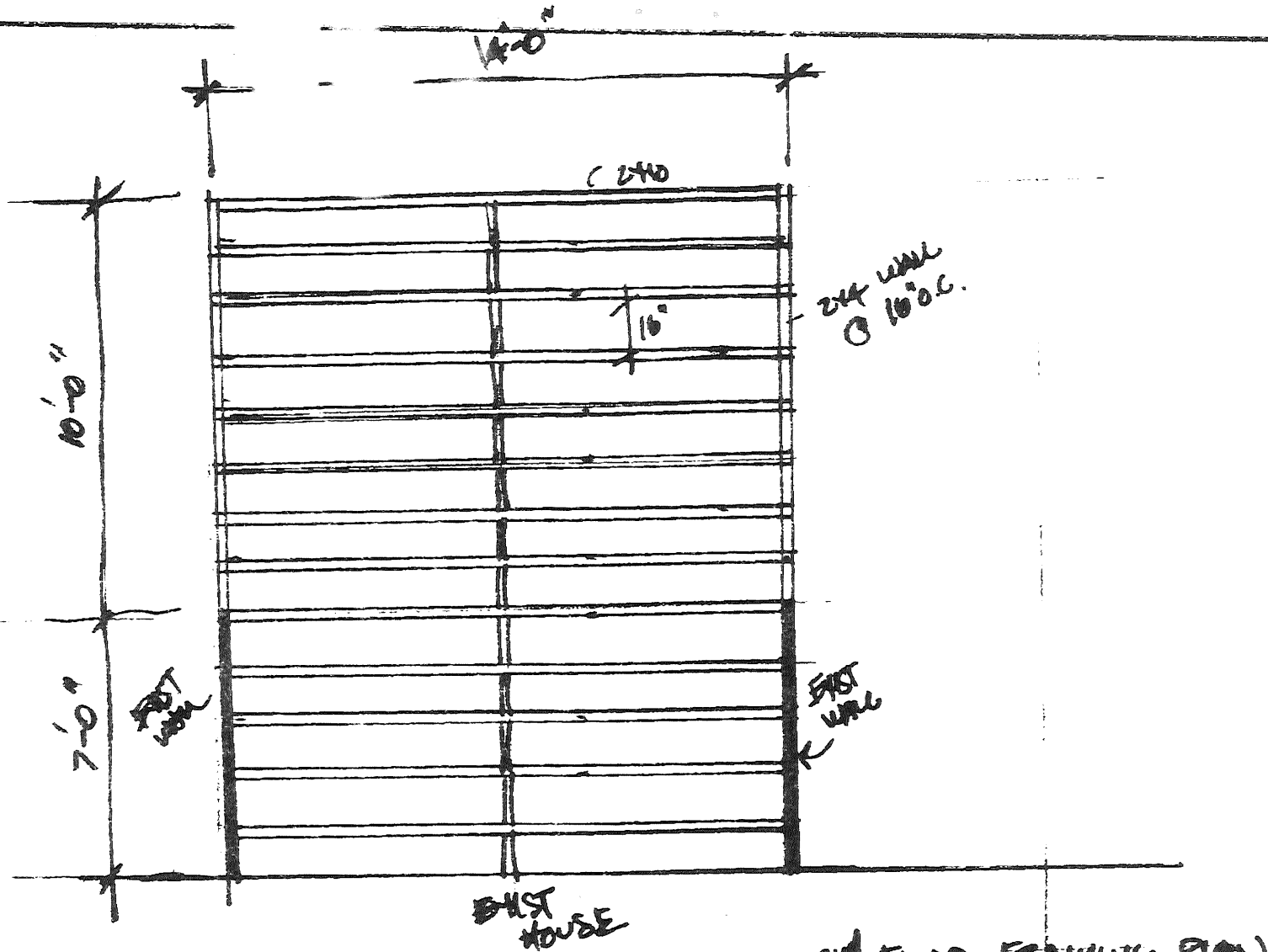
Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

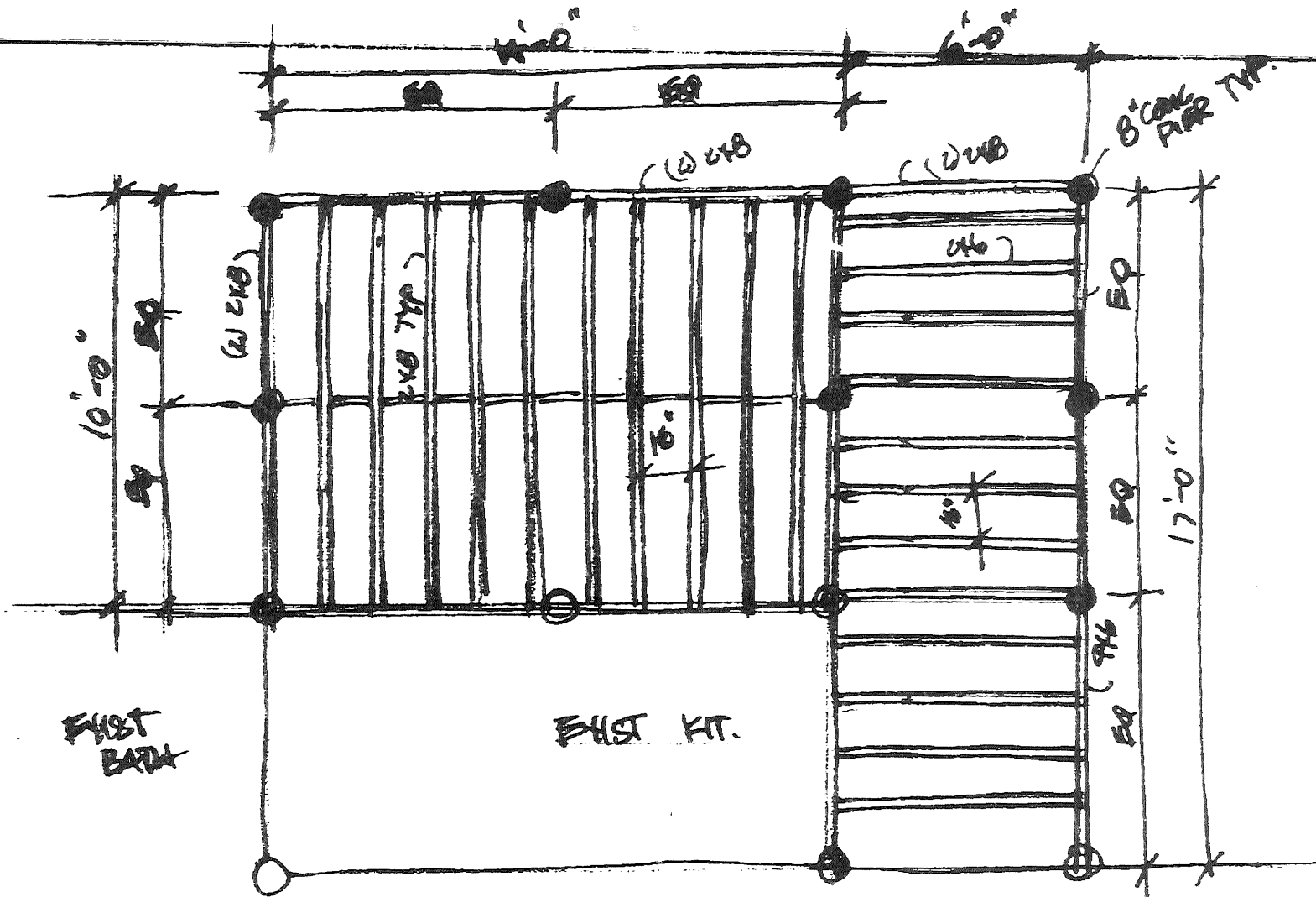
Flood Plains - N/A

owner has stated with the addition, it is 1334 sq ft



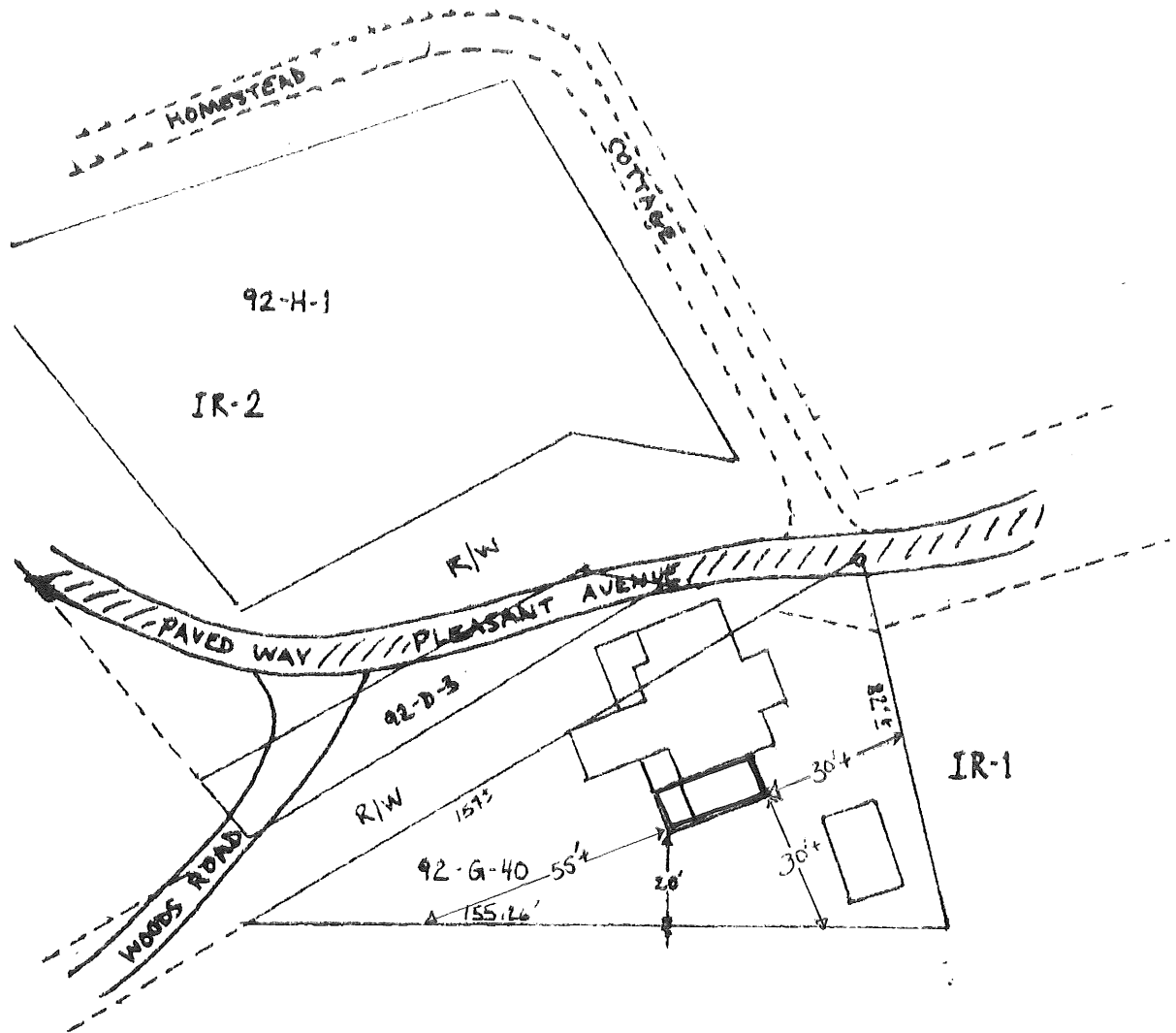
2nd FLOOR FRAMING PLAN
 1/4" = 1'-0"

CHRISTINE FRANCIS
 33 WOODS ROAD
 PEAKS ISLAND 92-G-40

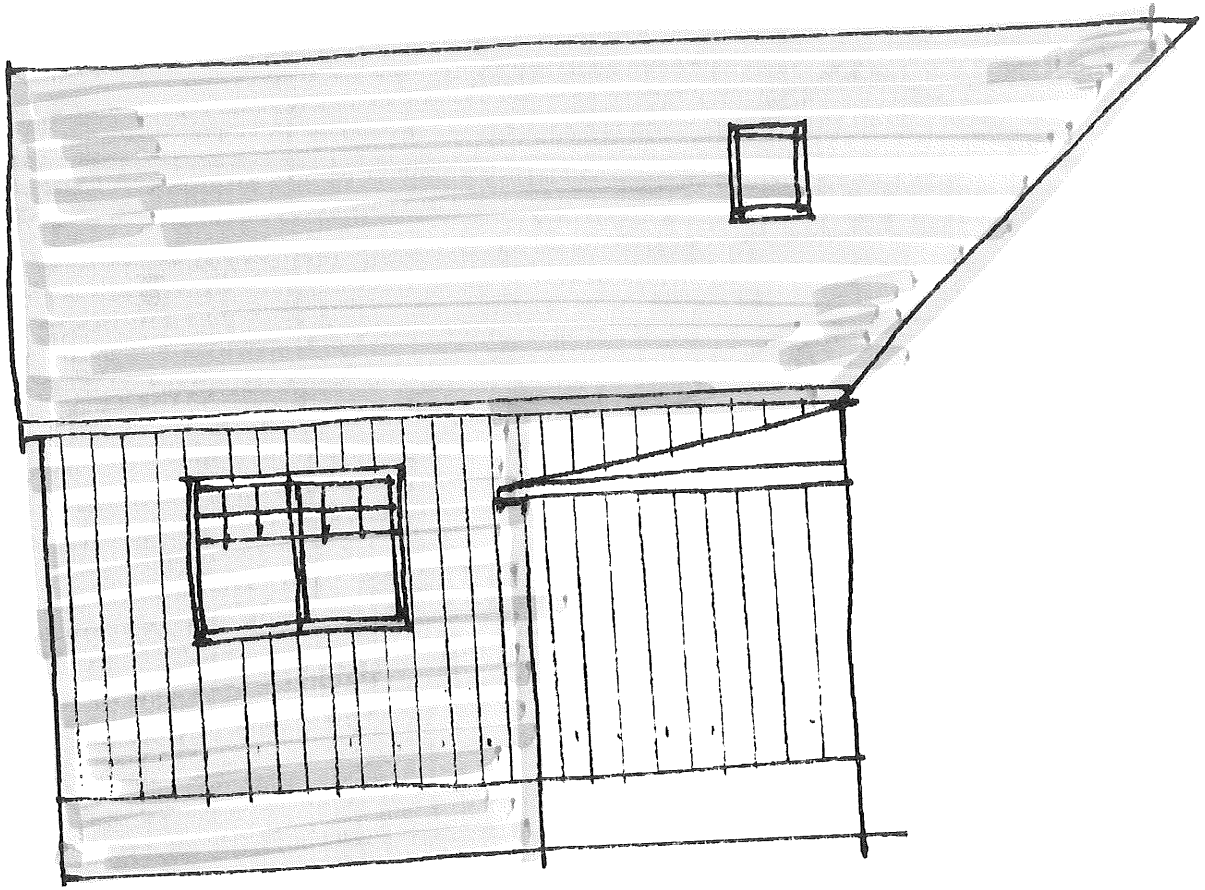


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 PEAKS ISLAND 92-G-40

EXIST STUDIO
 1st FLOOR FRAMING PLAN
 1/4" = 1'-0"

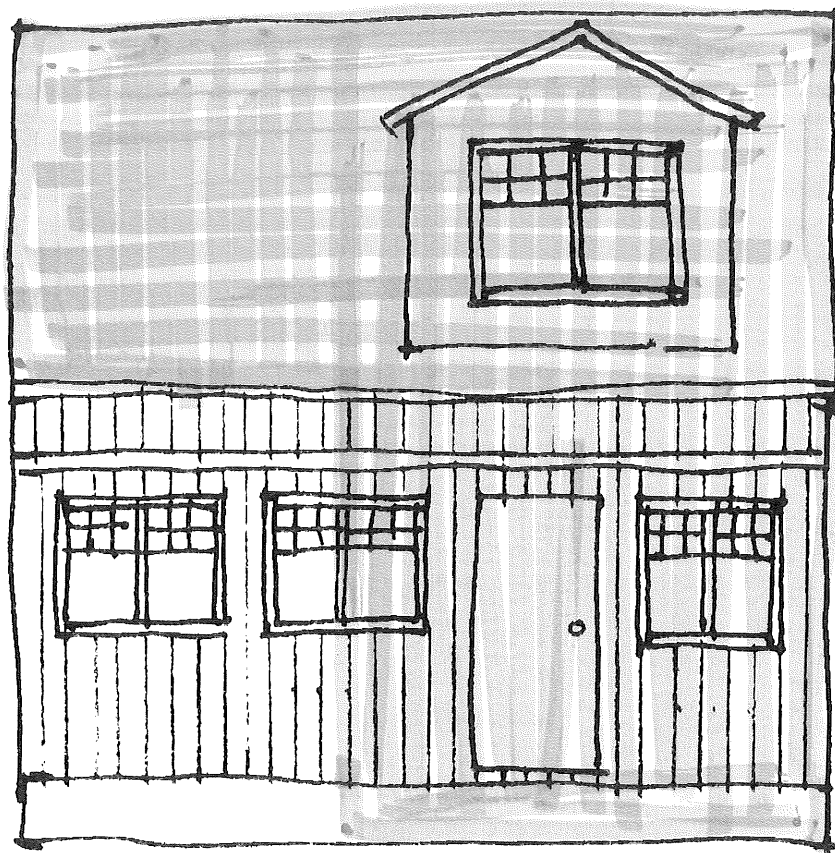


SITE PLAN - CHRISTINE FRANCIS - 33 WOODS ROAD, PEAKS ID.
 ADDITION SHOWN IN RED



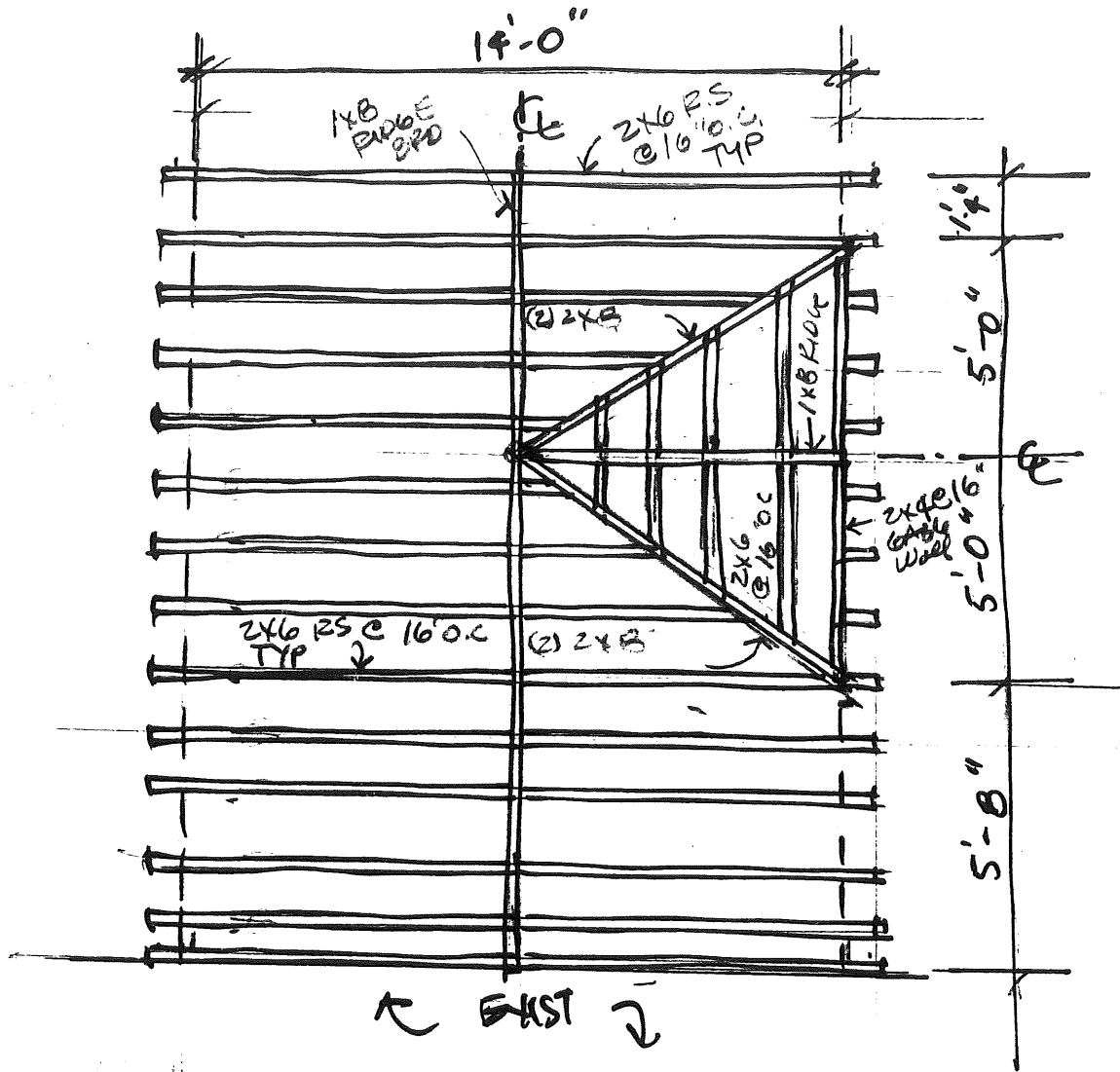
NORTH ELEVATION
1/4" = 1'-0"

CHRISTINE FRANCIS
33 WOODS ROAD
PEAKS ISLAND 92-6-40



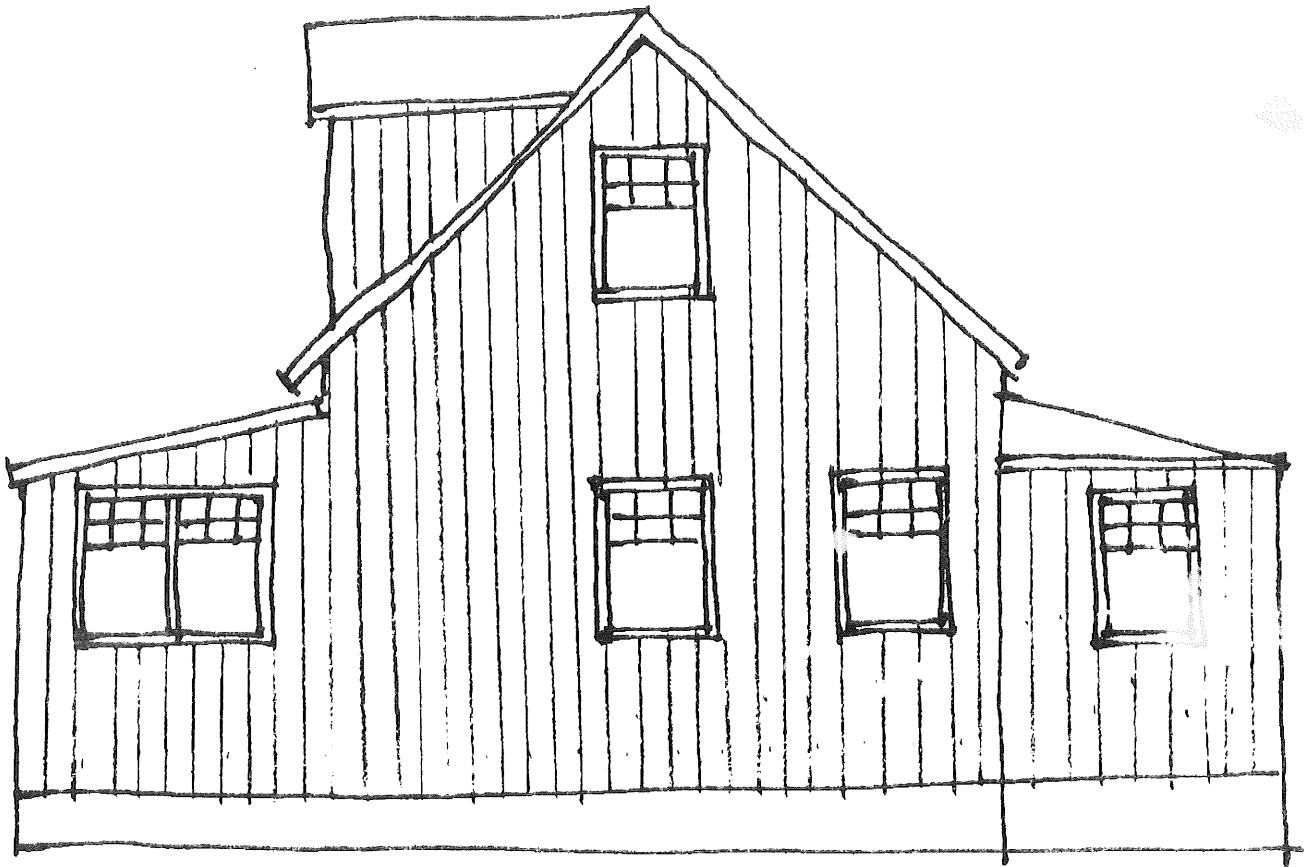
SOUTH ELEV.

CHRISTINE FRANCIS
33 WOODS ROAD
PEAKS ISLAND 92-G-40



ROOF FRAMING PLAN
1/4" = 1'-0"

Permit # 971351
 33 Woods Rd
 Peaks Island
 Francess



F A S T E L G W .

CHRISTINE FRANCIS
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PEAKS ISLAND 92-G-40