

Location of Construction: Island Ave - Cliff Island		Owner: Robert Kramer & Chris Saunders		Phone: 883-3282	
Owner Address: 109 B A 9, 10 13 Indian Woods Rd- Scarborough		Leasee/Buyer's Name: IE 04074		Phone:	
Contractor Name: Waltman & Co		Address: 19 Pleasant St-Yarmouth ME		Phone: 846-3910	
Past Use: L-fam dlwg		Proposed Use: 04096 L-fam w addition		COST OF WORK: \$ 75,000	
				PERMIT FEE: \$ 395	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: _____	
				Signature: _____	
Proposed Project Description:  construct addition				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: _____ Date: _____	
Permit Taken By: L Chase		Date Applied For: 12/15/95			

Permit No: **9 51332**

**PERMIT ISSUED**  
Permit Issued:  
**DEC 26 1995**  
**CITY OF PORTLAND**

Zone: \_\_\_\_\_ CBL: 1018-A-110  
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:  
 Approved  
 Approved with Conditions  
 Denied  
Date: 12/18/95  
\_\_\_\_\_

**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 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 ADDRESS: \_\_\_\_\_ DATE: 12/15/1995 PHONE: 846 3210

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

CEO DISTRICT **6**

COMMENTS

7-9-97 Work is all completed

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 26/dec/95 ADDRESS: Island Ave. Cliff Island

REASON FOR PERMIT: To Construct addition

BUILDING OWNER: Kramer - Squaders

CONTRACTOR: Waltman & Co. APPROVED: \*2 \*7 \*9 \*11

PERMIT APPLICANT: \_\_\_\_\_ DENIED: \*13 \*15 \*14 \*16 \*17

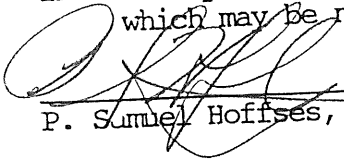
CONDITION OF APPROVAL OR DENIAL

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.
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.
- \* 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.
- \* 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)
- \*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)
- \*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.
- \*14. Headroom in habitable space is a minimum of 7'6".
- \*15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \*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

Applicant: Joseph Waltman  
 Address: Island Ave, Cliff Island  
 Assessors No.: 109B-A-9

Date: 12/19/95

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-1

Interior or corner lot -

Use - 1 family dwelling - going up - taking off part of front facing the ocean - lessening the nonconformity

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Not involved: See 14-436 allows going up with existing lot lines

Site Plan - N/A

Shoreland Zoning - within 40' of high water set back

Flood Plains - 14-449 - "inexistence as of 6/18/92 may be expanded once during the lifetime of the structure provided that the floor area or volume is not increased by more than 30% -

Existing: 1st floor & loft = total 1458.12'² X 30% = 1895.86 allowed  
 Proposed: 1st floor & 2nd floor = total 1808'²

proposed 1st floor  
 $32 \times 39 = 1248 \text{ sq ft}$

~~2nd floor = 37~~

Proposed  
2nd floor

$$23' \times 32.5 = 747.5$$

$$= 12.5 \times 15 = 187.5$$

↑  
opening in middle

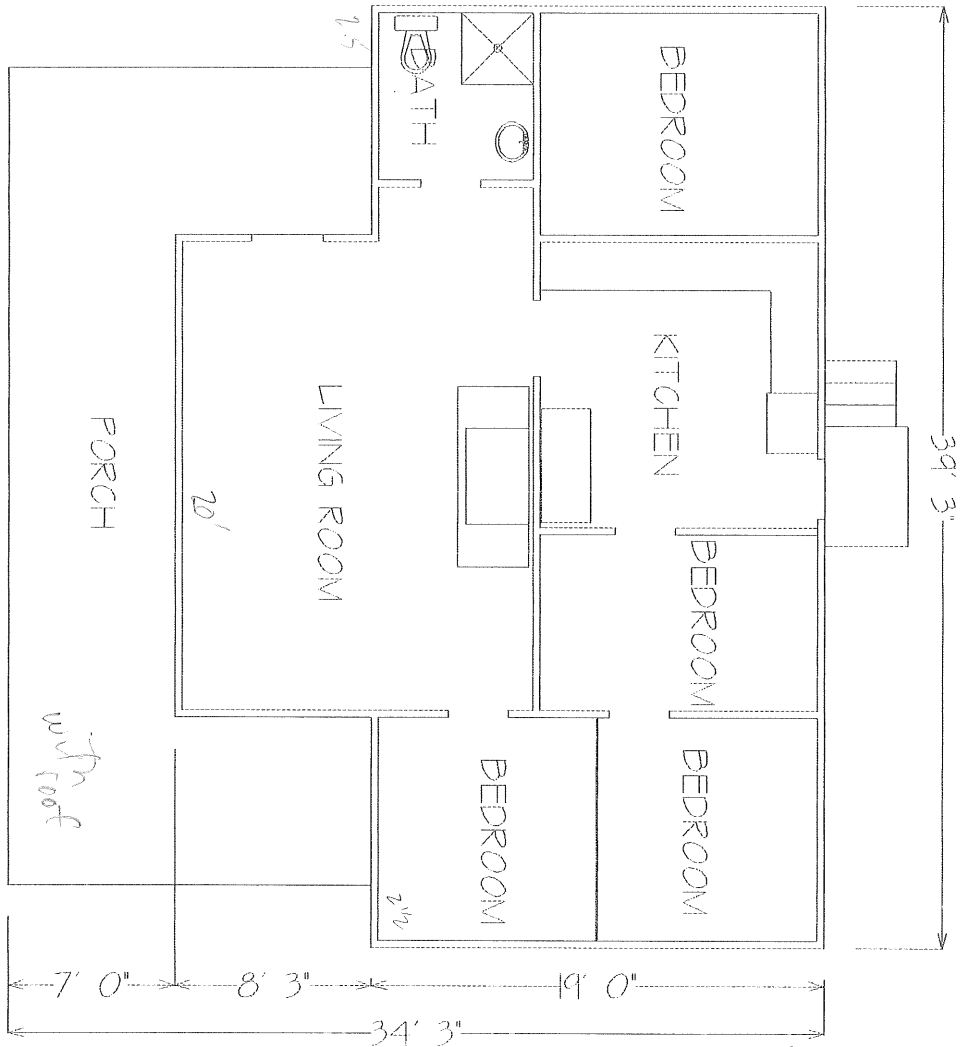
560 #

1248

560

1808 #

old 1808.00  
calc. without  
EXIST 159.52 #  
left over 30%



*Handwritten scribble*

SALINDERS / KRAMER  
 EXISTING STRUCTURE  
 SCALE 1/8" = 1 FOOT

*Handwritten calculations:*

$$\begin{aligned}
 & \text{Floor} \\
 & 39.25 \times 34.25 = 1344.31 \\
 & - 2(25 \times 15.25) = -76.25 \\
 & \hline
 & 1268.06 \\
 & \text{extra } 19 \times 10 = 190.06 \\
 & \hline
 & 1458.12
 \end{aligned}$$

*Handwritten calculation:*

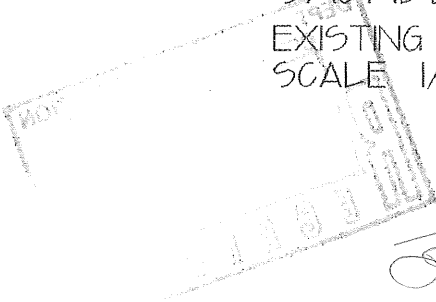
$$1458.12 \times 309 =$$

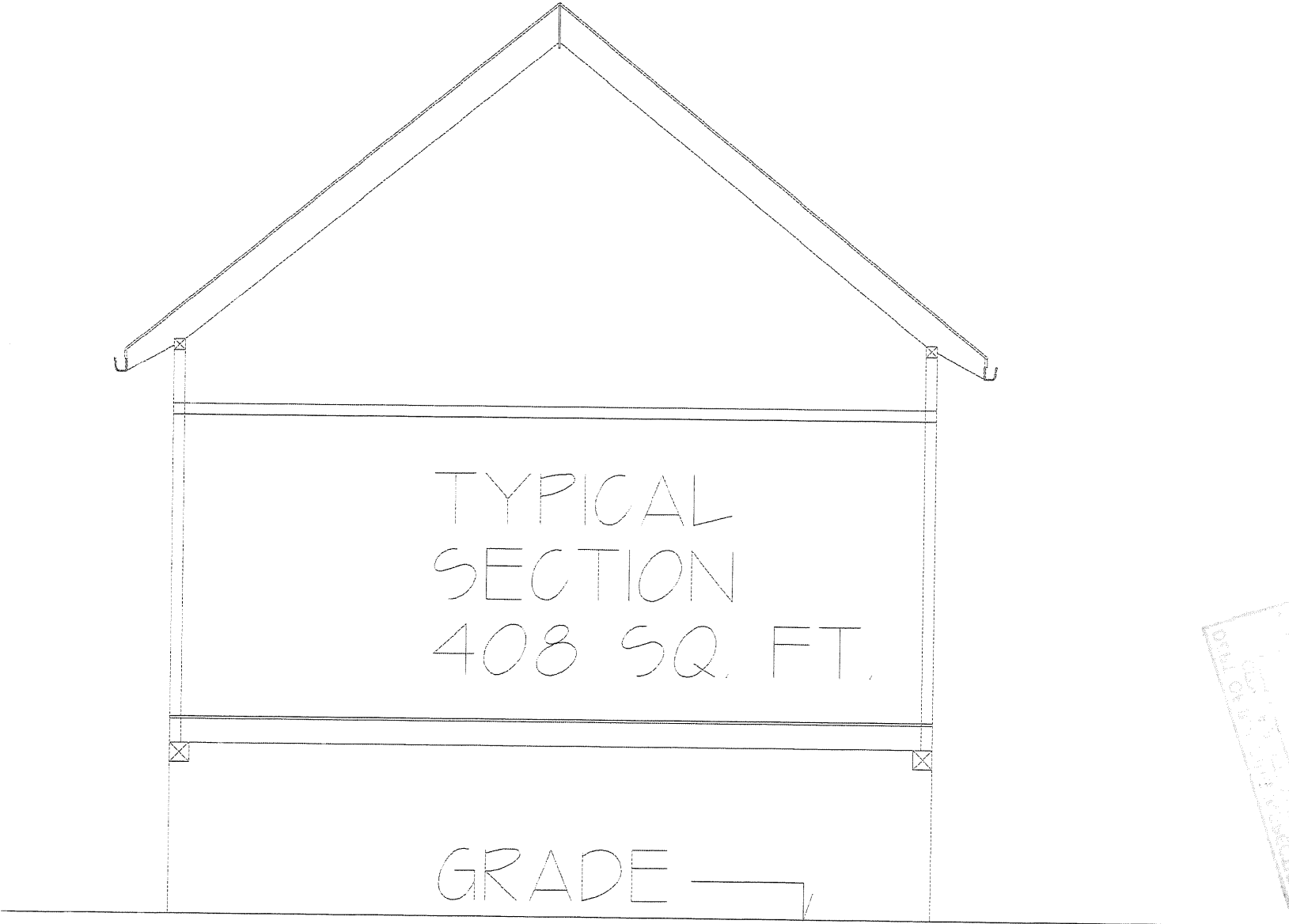
*Handwritten calculation:*

$$437.44 \text{ extra}$$

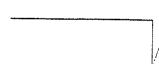
*Handwritten calculation:*

$$1895.56 \text{ total}$$





TYPICAL  
SECTION  
408 SQ. FT.

GRADE 

DATE: 10/10/10  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
SCALE: 1/8" = 1'-0"



RPPLST6  
RPP092

CAMA Real Property System - Residential Display  
Parcel Id: 109-B- A-009-001 01/01 Acct: 84555195

12/19/95  
11:39

Property Address ISLAND AVE  
Owner Name1 BROOKS KATHER (NE H  
Name2 (1, +, 1)

Address 25 FESSENDEN ST UNIT D  
City/State/Zip PORTLAND ME 04103

Entrance Code Land Use 18 # of Units 1

Route 98 Zone IRI *Yes* Mand 100 District 23 Traffic 1  
Total Sq Ft

Utilities 5 6 Desc 1098-A-9 Living Area 920  
ISLAND AVE  
CLIFF ISLAND  
18000 SF

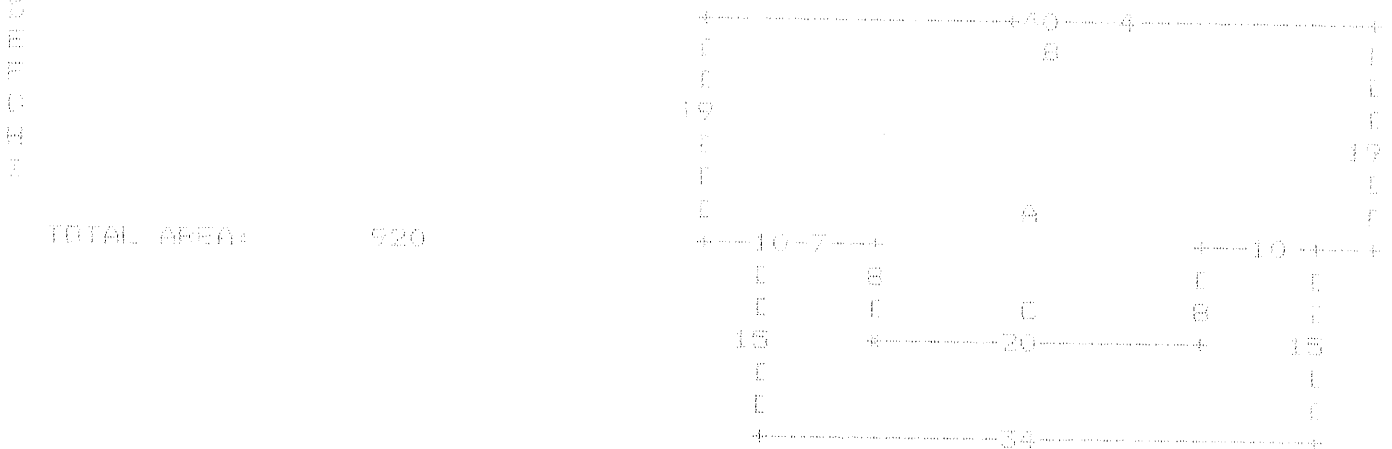
House Style 10 Year Built 1925 Total Rms 06 Total Bedrms 03

Baths Full 0 Half 1 Kitchen Remodeled 2 Bath Remodeled 2 Basement

Attic 1 Phy Cond 2 CDU AV Heating type 1 1 1 Wood/Coal Burn  
Next Screen I

RPPLST7  
RPP095  
CAMA Real Property System - Residential Display  
Parcel Id: 109-B- A-009-001 01/01 Acct: 84555195  
12/19/95  
11:39

LWR	1ST	2ND	3RD	AREA
A	MAIN	STR		0920
B	11			0028
C	11			0356



TOTAL AREA: 920

Return I