

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

Location of Construction: 109B-D-001, Cliff Island		Owner: Cliff Island Library Club		Phone:	
Owner Address: Cliff Island 04109		Lessee/Buyer's Name:		Phone:	
Contractor Name: Robert Howard		Address: Box 53, Cliff Isl, 04109		Phone: 766-2850	
Past Use: Storage		Proposed Use: Post Office		COST OF WORK: \$15,000.00	
				PERMIT FEE: \$95.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: Signature:	
Proposed Project Description: Change use - int renc as per plans		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: Vicki Dover		Date Applied For: 3/5/98			

Permit No: 980217

PERMIT ISSUED

Permit Issued:
MAR 13 1998

CITY OF PORTLAND

Zone: 1-B CBL: 109B-D-1

Zoning Approval: *ok 3/10/98*

Special Zone or Reviews:

Shoreland *no*
 Wetland *existing library*
 Flood Zone *minor change*
 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: _____

PERMIT ISSUED WITH REQUIREMENTS

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
 2. Building permits do not include plumbing, septic or electrical work.
 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..

Mail to contractor

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

Box 53, Cliff Island 04109 766-2850 3/5/98

SIGNATURE OF APPLICANT Robert Howard ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

H. 1

BUILDING PERMIT REPORT

DATE: 12 MAR. 98 ADDRESS: 109-B-D-001 CLIFF IS.
REASON FOR PERMIT: Change of Use Vacant To Post Office
BUILDING OWNER: Cliff Island Library Club
CONTRACTOR: Robert Howard
PERMIT APPLICANT: Robert Howard
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *3, *8, *10, *24

- * 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, 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. (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".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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

CLIFF ISLAND PROPOSED P.O. SPACE - SCOPE OF WORK

NUMBERED ITEMS CAN BE REFERENCED TO DRAWINGS AND / OR NOTATED PHOTOGRAPHS.

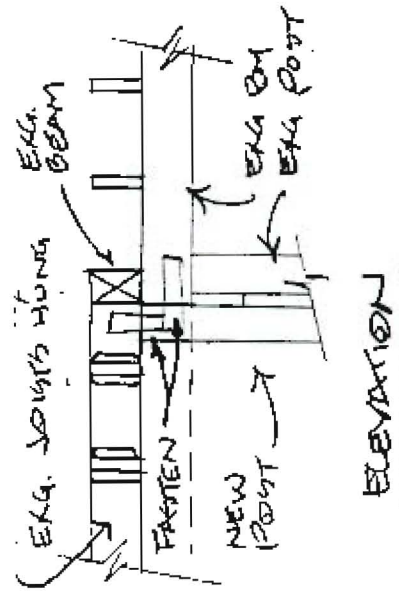
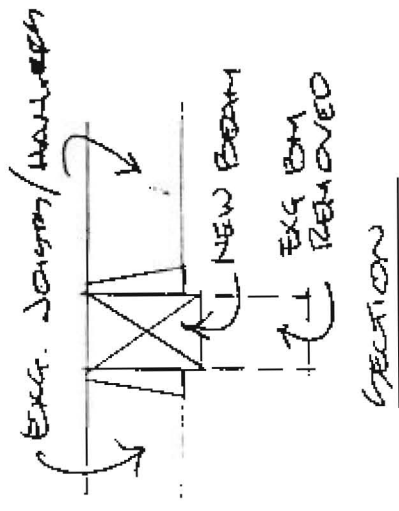
DEMOLITION:

- 1 Remove all items from space.
- 2 Remove furnace and related ductwork & accessories.
- 3 Remove portions of concrete slab, and ledge as required by drawn floor plan.
- 4 Remove door and frame.
- 5 Remove electrical panel, lights and wiring as required for new work.
- 6 Remove beams and cut joists. Temporarily support floor

NEW WORK:

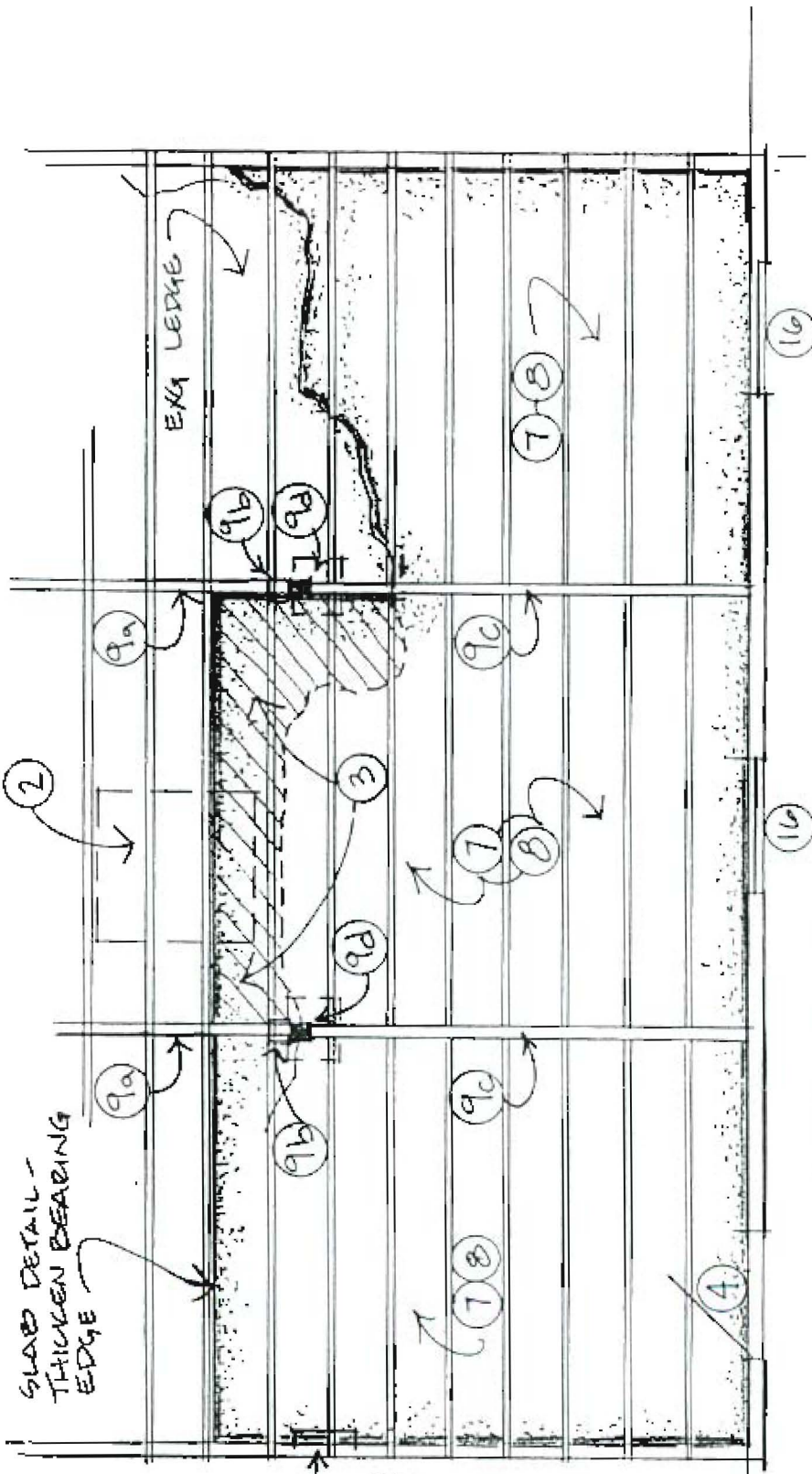
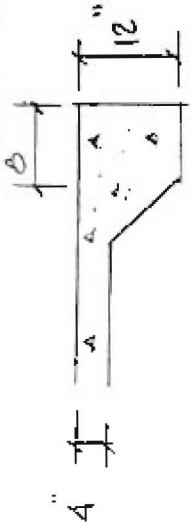
General:

- 7 Prep dirt floor as required for new concrete slab. Rake, level and add sand where needed.
- 8 Pour 4" thick 4000 p.s.i. concrete slab with fibermesh reinforcing. Power trowel finish.
- 9 Install new structural framing:
 - a Cut existing beam at / beyond column & beam above. Existing beam to remain from that point back.
 - b Existing post, and tranverse beam above to remain.
 - c Install new wood beams, sized for 40#/s.f. floor load + dead load = 4x12 or 6x10 Existing (cut) joists to be supported with Simpson joist hangers.
 - d Install new 6x6 wood post under new beam @ each end. Fasten to existing post, providing blocking if required. Connect to beams and base with Simpson connectors.
- 10 Walls:
Exterior - install fiberglass batt insulation, install 5/8" f.c. gyp. board.
Interior - frame walls 16" o.c., install 5/8" f.c. gyp. board each side.
- 11 Strap ceiling 8" o.c. Install 5/8" f.c. gyp. board.
- 12 Install doors and hardware:
 - a Entry door -
 - b Workroom wicker door -
- 13 Install manually operated coiling grille above counter. Pocket into walls to conceal frame.
- 14 Install shelves.
- 15 Install finishes:
Walls, ceiling, doors, trim - primer & paint two coats per specification.
Flooring - vinyl composition tile with 4" rubber base per specification.
- 16 Replace windows with vinyl replacements.
- 17 Install P.O. furnished equipment - lockboxes, service counter, mail drop, table, signage.
- 18 HVAC work:
Install heating and cooling system with adequate distribution and controls independent of other building spaces.
- 19 Electrical work:
Install new or relocated electrical panel.
Install interior and exterior lighting per drawn plan, receptacles, power to service counter, and required wiring.
Install required telephone and data wiring and connections.
Install emergency lighting per code.



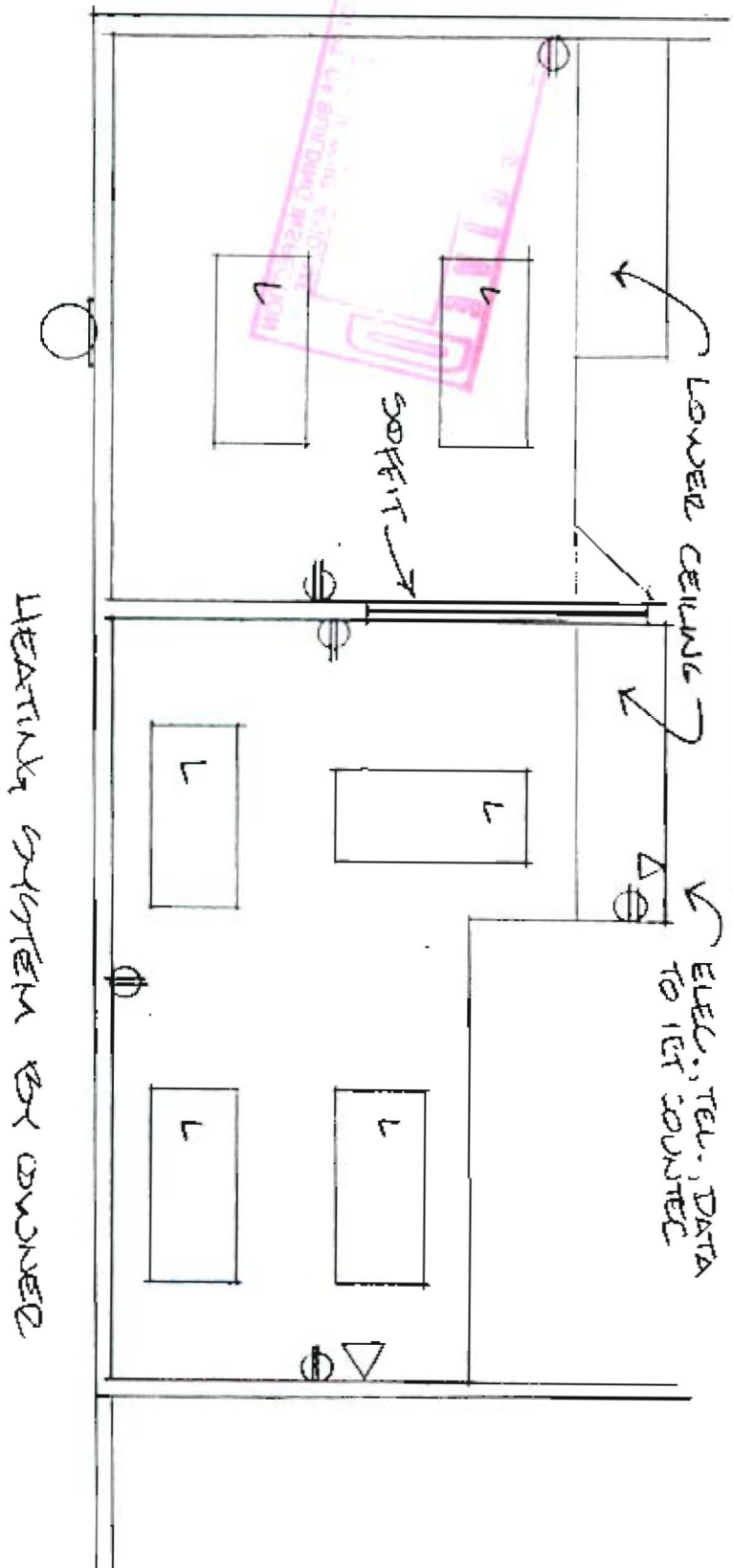
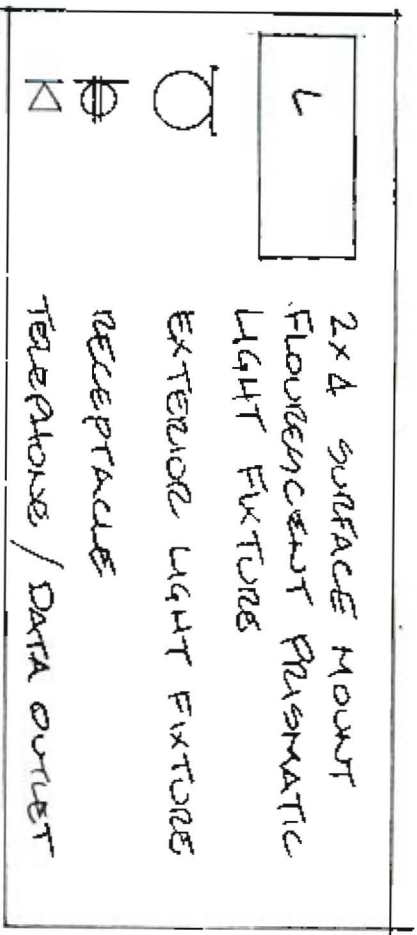
DESIGNATED EXTENT OF NEW SLAB

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CLIFF ISLAND P.O.

DEMOLITION & STRUCTURAL PLAN



CLIFF ISLAND P.O. - ELECTRICAL / MECHANICAL PLAN