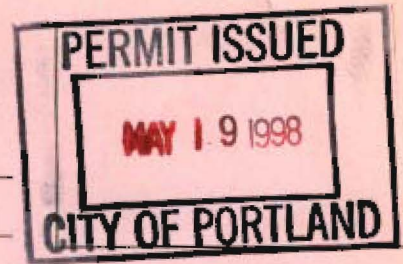


980509

109 BD004



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 109B-D-025

The undersigned hereby applies for amendment to Permit No. 971255 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:

Location 12 Church Road, Cliff Island, ME Within Fire Limits? Dist. No.
Owner's name and address David Crowley Telephone 766-2651
Lessee's name and address Telephone
Contractor's name and address self Telephone
Architect Plans filed No. of sheets
Proposed use of building No. families
Last use No. families
Increased cost of work 20,000 Additional fee 120.00

Description of Proposed Work

To replace existing support structures



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: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner

Handwritten signature of David Crowley

Approved:

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

Inspector of Buildings

Handwritten number 2



## BUILDING PERMIT REPORT

109-B-D-025

DATE: 11 MAY 98 ADDRESS: 12 Church Rd. Cliff, Is.  
 REASON FOR PERMIT: To replace existing support structures  
 BUILDING OWNER: David Crowley  
 CONTRACTOR: owner  
 PERMIT APPLICANT: ↑  
 USE GROUP R-3 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: 4

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.

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. 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".
- 22. 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.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued,
- \*26. 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).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- \*29. ~~This permit is for the replacement of existing supports/roists~~ <sup>STRUCTURAL</sup>  
~~sills and Foundations. This permit is NOT to enlarge the original~~  
~~building.~~
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_

  
P. Sambel Hoffsee, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

**David S. Crowley**  
**P.O. Box 11**  
**Cliff Island, ME 04019**

Tel: 766-2651  
Fax: 766-5624  
E-Mail: Dave\_From\_Stave@MSN.COM

May 7, 1998

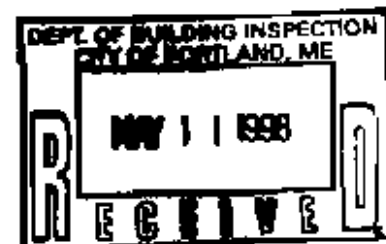
Vicki Donner  
City Hall Room 315  
389 Congress Street  
Portland, ME 04101

As per our phone conversation regarding the addendum to my building permit # 971255, I am enclosing detailed plans of the entire construction project. As I had said the original framing had decayed beyond what I had envisioned and requires near total replacement of the original structure. My intention is to replace all old floor joists with 2x10 kd Spruce, as the old ones were originally undersized and time has now decayed them to a point where they no longer are adequately supporting the load. Likewise the roof was originally structurally undersized for today's standards and it would be more appropriate to frame the entire new roof as a single unit. I had previously done footing and foundation work under the old section and would be placing the new floor directly on the old foundation. For your records the foundation is cement posts with a Pressure treated plywood skirt. All foundation posts are dug to and pinned to ledge. I hope I have enclosed enough information, if not please contact me and I will get any other material out as soon as possible. Thank you very much.

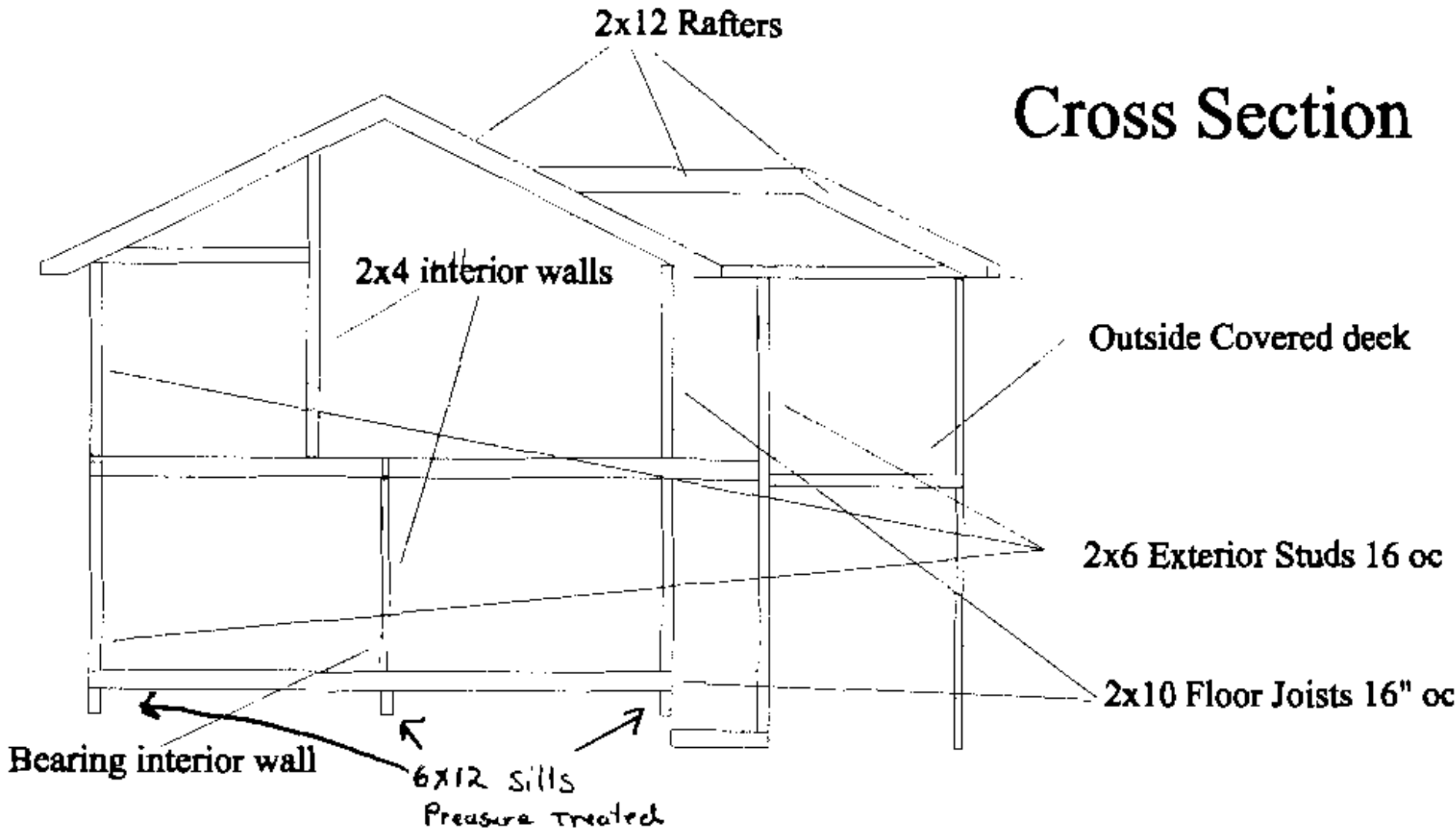
Sincerely,

*David S. Crowley*

David S. Crowley

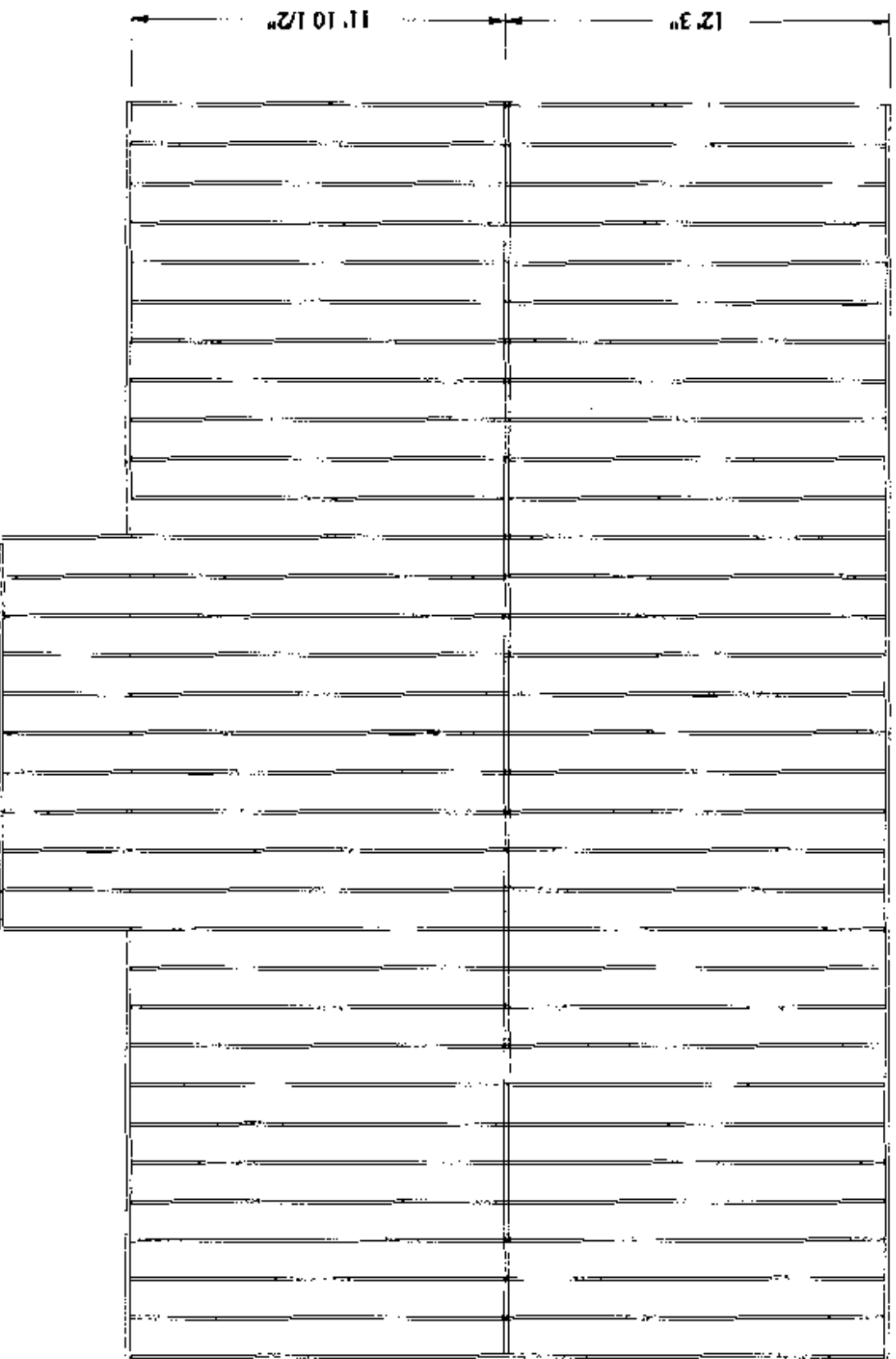


# Cross Section

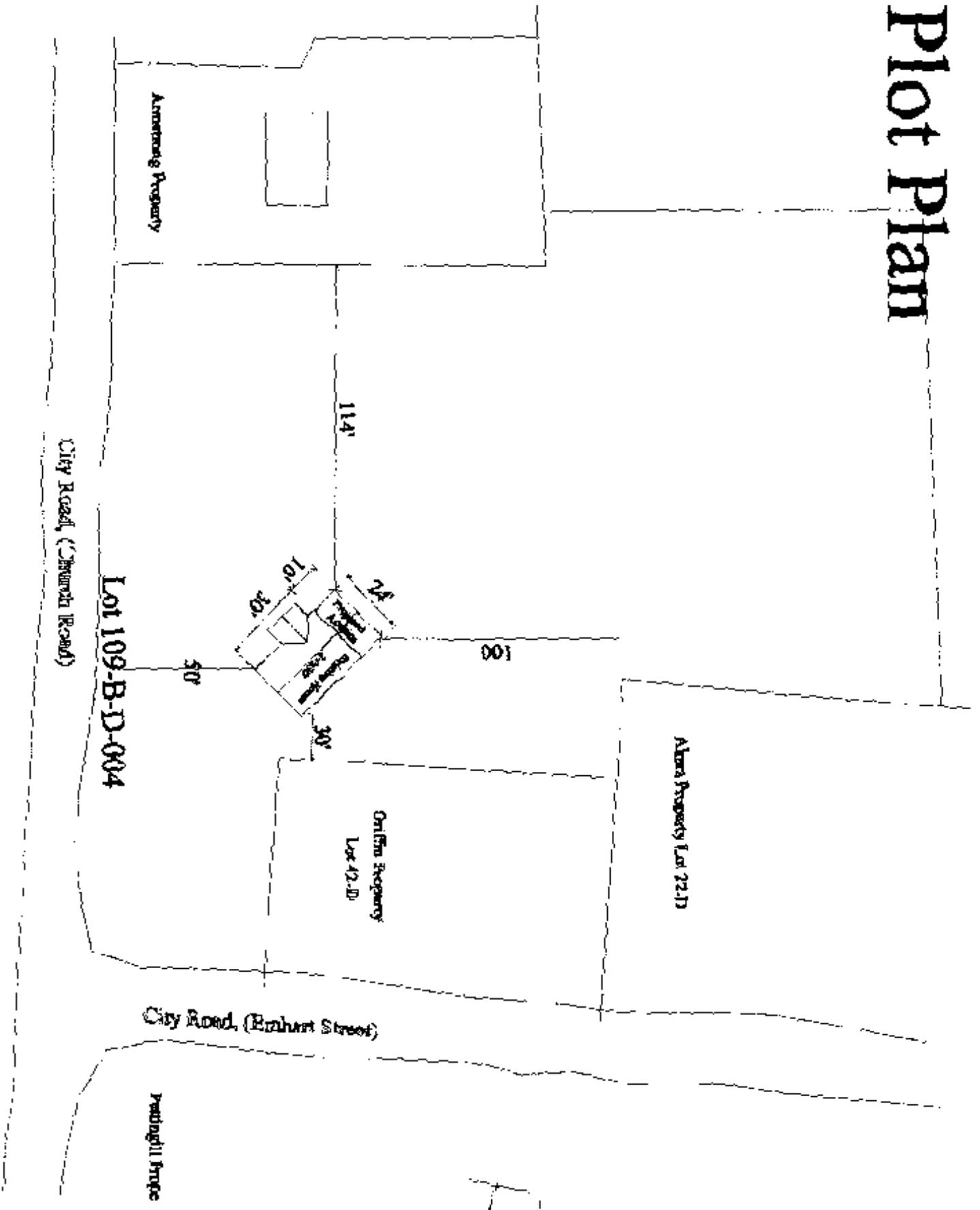


# 1st & 2nd Floor framing Plan

2x10 Joists 16" oc



# Plot Plan



# Floor Plan

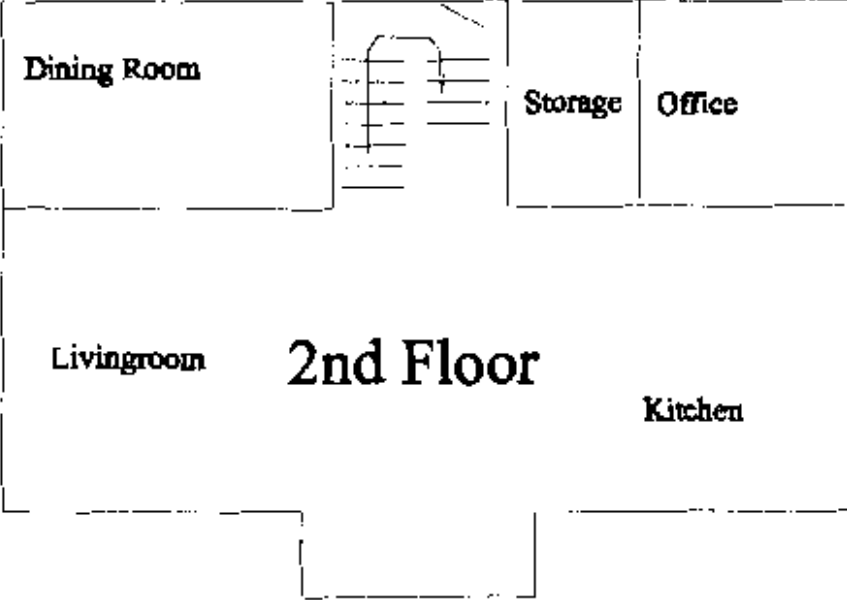
Building Permit # 971255

Lot # 109-B-D004

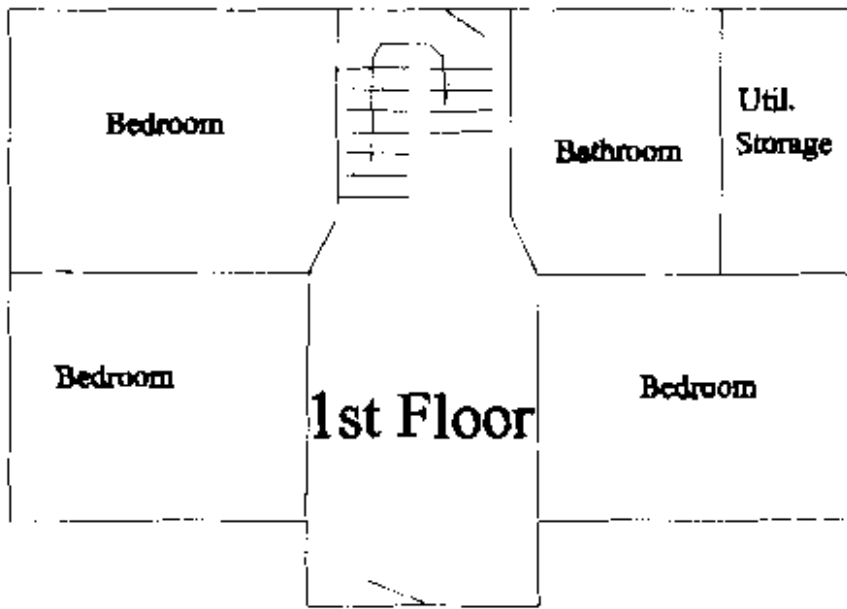


Proposed Addition

Original House



2nd Floor

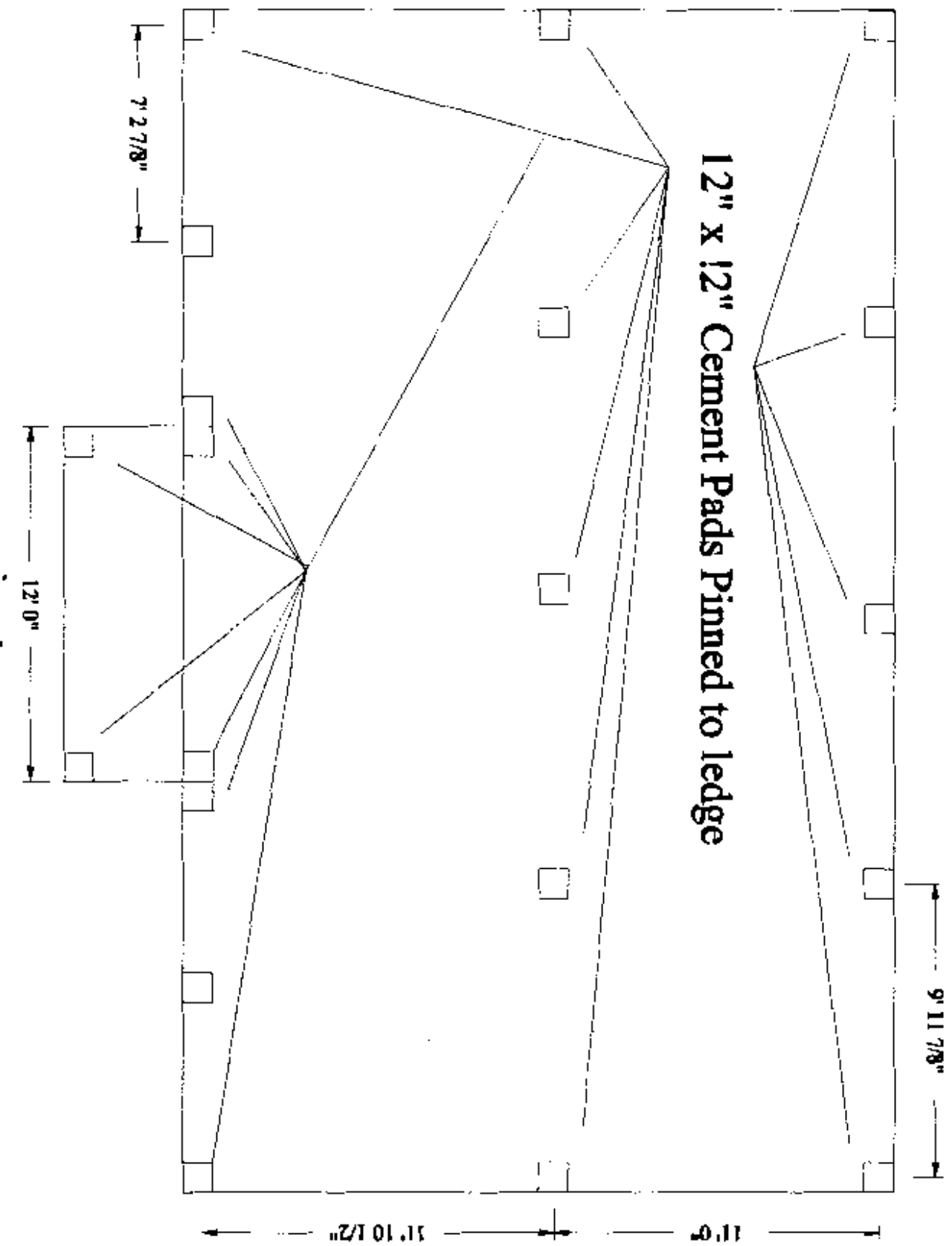


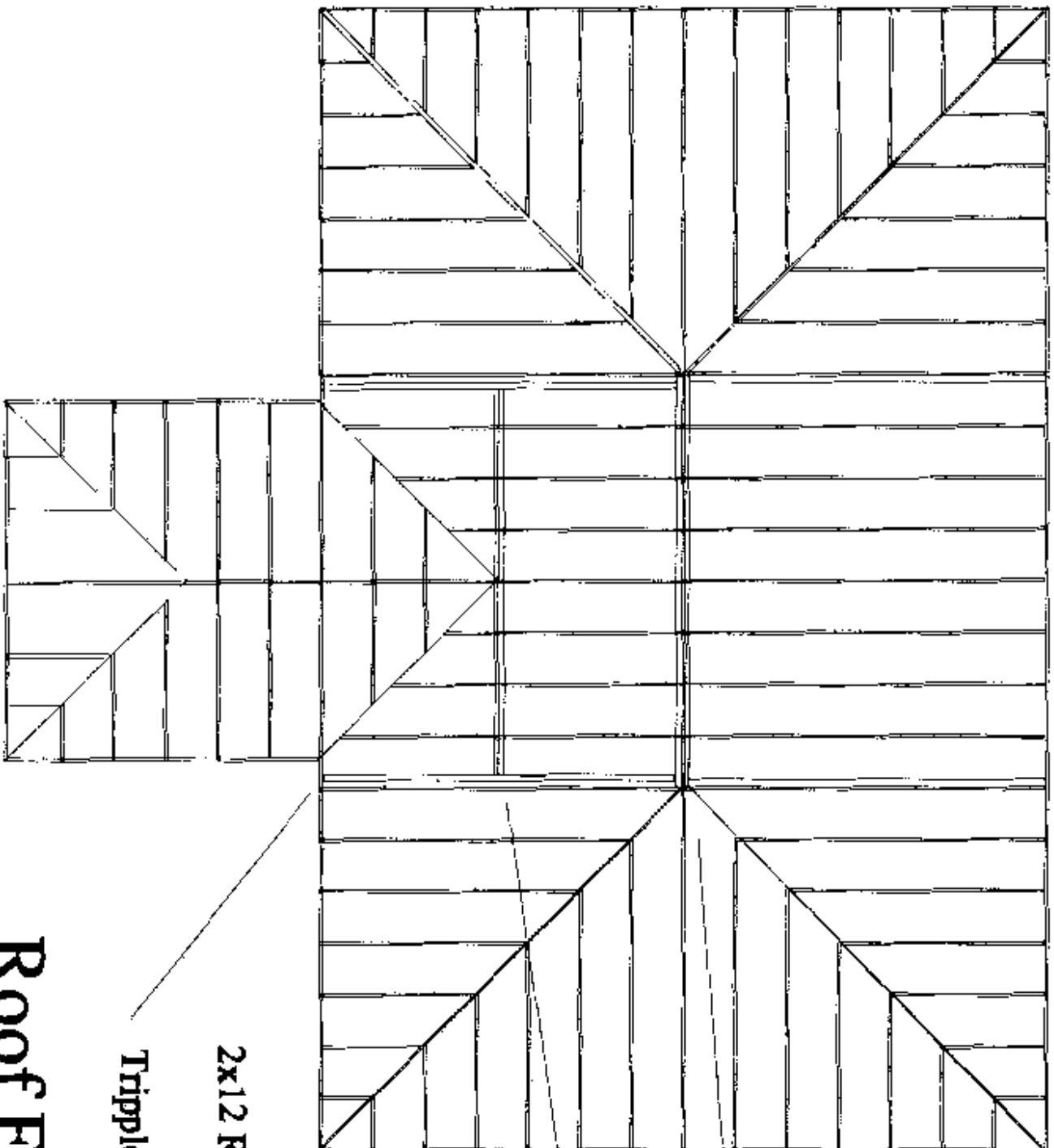
1st Floor



# Foundation Plan

12" x 12" Cement Pads Pinned to ledge





Double Ridge

Double Header

2x12 Rafters 24" oc

Tripple Jack Rafter

# Roof Framing Plan