

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

Location of Construction: Ehardt St- Cliff Island		Owner: Charles & Susan Breen		Phone:	Permit No: <b>961008</b>
Owner Address: 109-B-E-2 15 Polhemus Pl - Brooklyn NY		Leasee/Buyer's Name: 11215		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>OCT - 9 1996</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Robert C Howard		Address: Box 53 Cliff Island ME 04019		Phone:	
Past Use: 1-fam dwlg	Proposed Use: 1-fam w addtn		<b>COST OF WORK:</b> \$ 25,000	<b>PERMIT FEE:</b> \$ 145	Zone: <b>109B-E-2</b> CBL: Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland - not in 3.6 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: construct addition appx 6'x32'		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		<b>INSPECTION:</b> Use Group: Type: Signature:	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> 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: 10/4/96			

1. This permit application doesn't 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..

**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: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**

**Action:**  
 Approved  
 Approved with Conditions  
 Denied  
 Date: 10/2/96

**CEO DISTRICT** 6  
 in 6011

COMMENTS

7-9-91 2nd hand started work  
2-21-95 Addition has been put up. All framing has  
been done. Rough structure work has been done

Type

Inspection Record

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BUILDING PERMIT REPORT

DATE: 9/OCT/96 ADDRESS: EMhardt ST. CL.F IS.  
 REASON FOR PERMIT: To Construct a 6'x22' addition  
 BUILDING OWNER: Charles & Susan Green  
 CONTRACTOR: Robert C. Howard  
 PERMIT APPLICANT: 11111 APPROVAL: \*1 \*5 \*9 \*13  
 DATED: \*18 \*22

CONDITION OF APPROVAL OR DENIAL

- \*1. Before concrete for foundation is placed, approvals from the ~~Development Review~~ ~~Commissioner~~ 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. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- \*5. 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 a 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \*9. 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. feet.

10. 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.

11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

\*13. 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/1996), 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. (Interconnection is required)

14. 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.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall be maintained to NFPA #13 Standard.

17. 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)

\*18. 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.

19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or entity 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".

20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A 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.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffes, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

22. This permit is being issued with the understanding that you have Maine subsurface waste water disposal meets the requirements set forth under Chapter 9 of the rules for subsurface waste water disposal.

Applicant: Robert Howard

Date: 10/9/96

Address: Emhardt St. Cluff Island

C.B.L.: 109B-E-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1890

Zone Location - IR-1

Interior or corner lot - Hillside Rd - right of way

Proposed Use/Work - construct addition

? → Sewage Disposal - is increasing bed rooms  
HHE-200

Lot Street Frontage -

Front Yard - 30' req in 35' shown

Rear Yard - 30' req 35' shown

Side Yard - 20' req on side st, side yard - 25' shown

Projections -

Width of Lot -

Height - 1 story

Lot Area -

29,137<sup>sq</sup> per assessors

Lot Coverage/ Impervious Surface - 20% of Lot Area = 5827.4<sup>sq</sup> max

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Not in Shoreland 30x33 = 990

Shoreland Zoning/ Stream Protection -

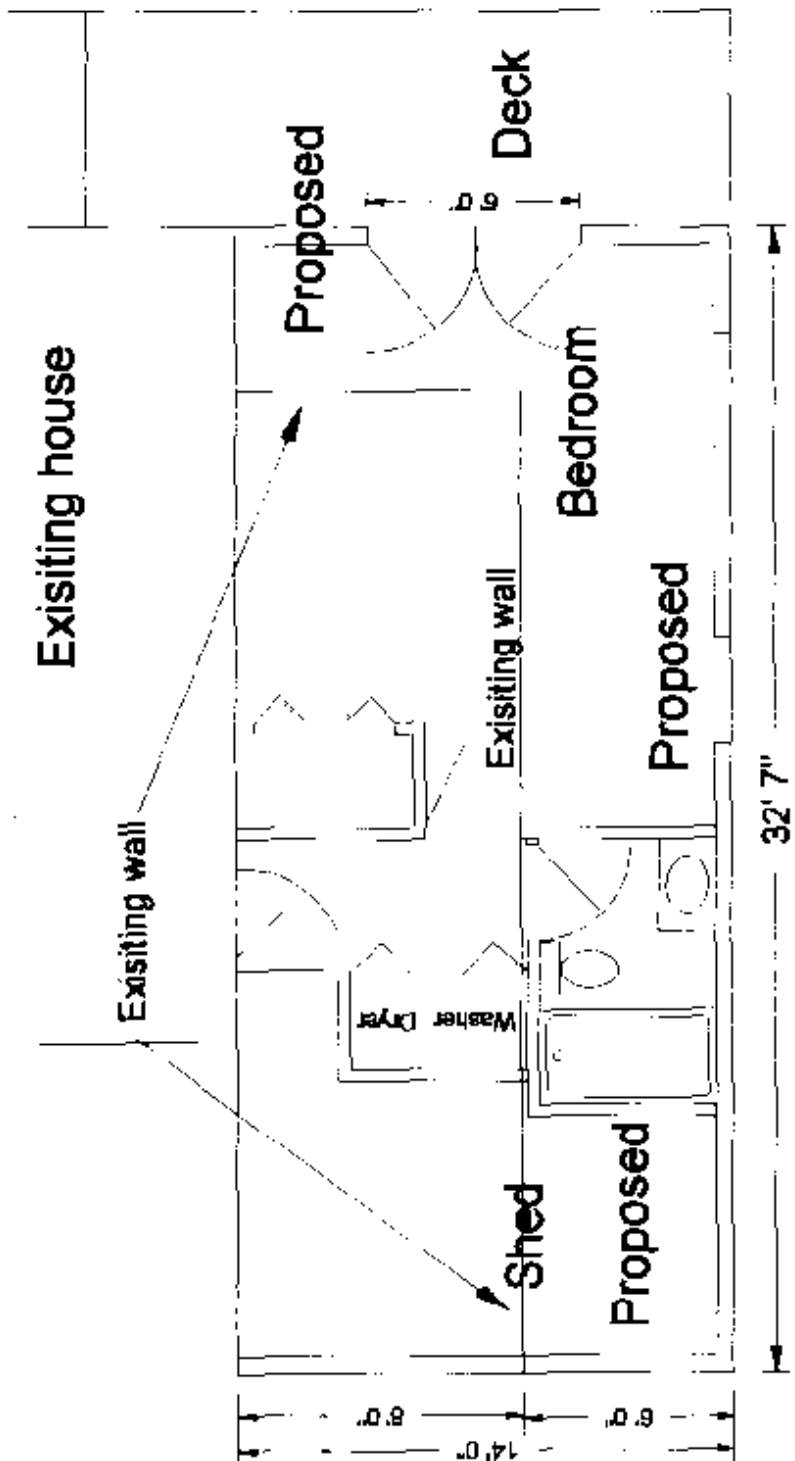
6x15 = 90

Flood Plains -

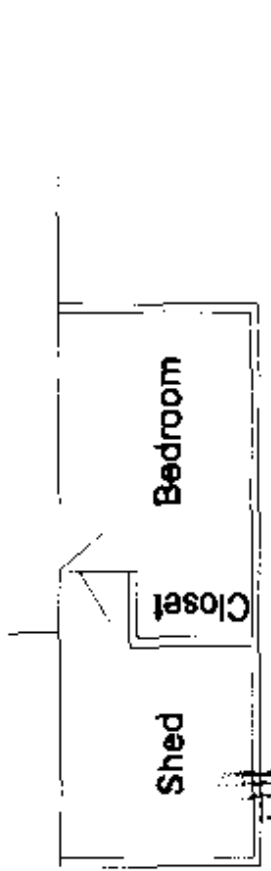
4 of 17 ok Zone C 8x25 = 200

New 6x32 = 192

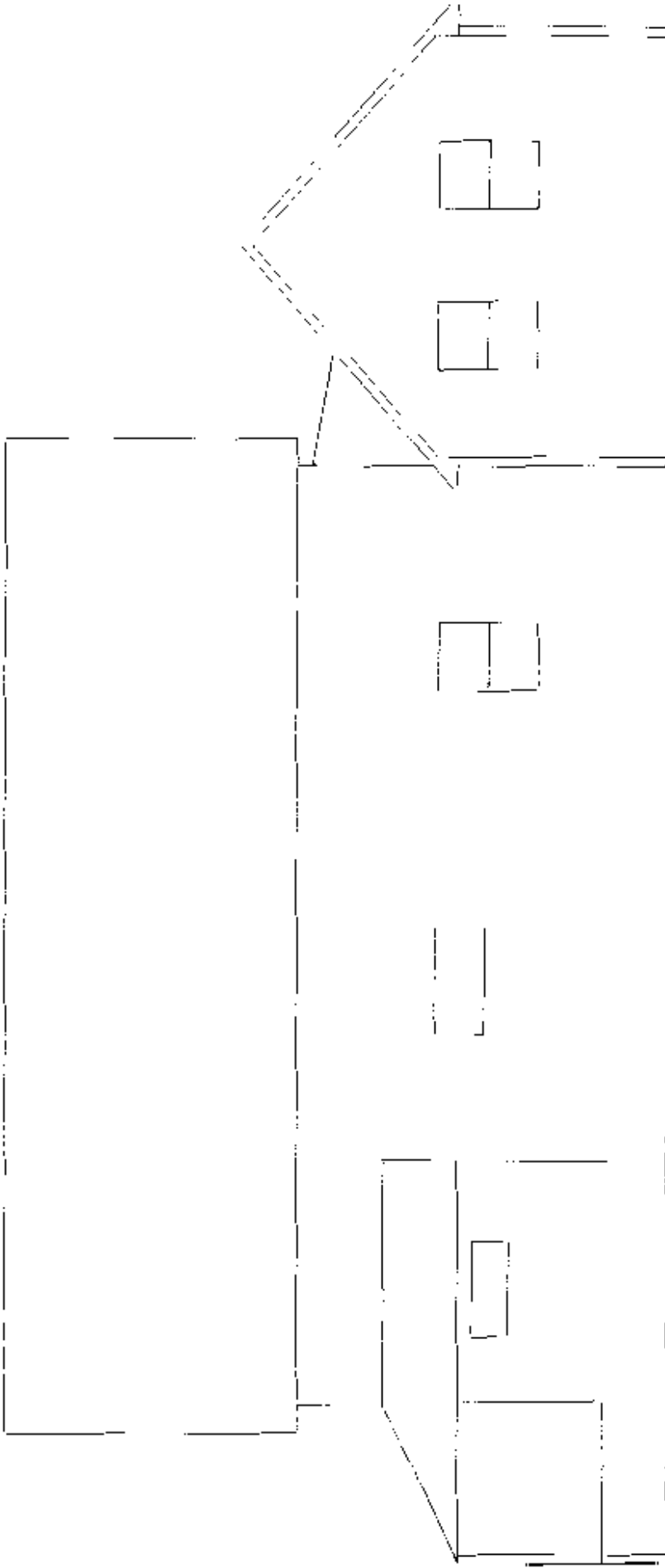
1472<sup>sq</sup>



Lot 1068-E-2  
 Owner: Charles & Susan Breen  
 16 Poltharnus Place  
 Brooklyn, NY 11216  
 Builder: Robert Howard  
 Cliff Island, Me 04019



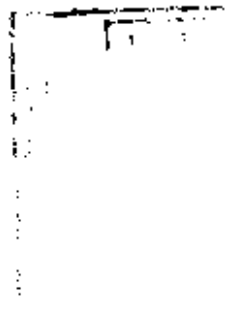
Present Bedrm & Shed

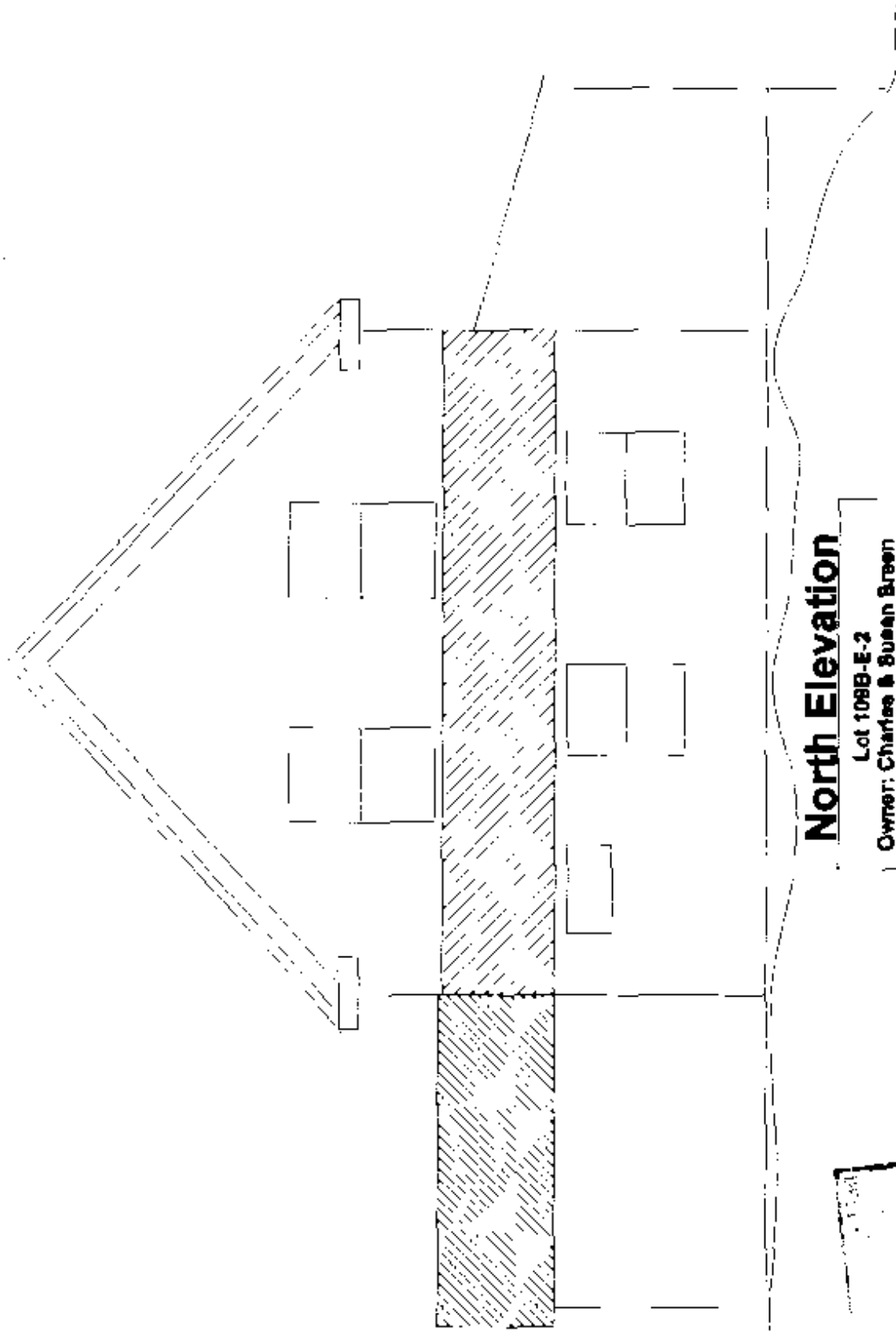


**East Elevation**

**6'**  
**Proposed**

Lot 109B-E-2  
Owner: Charles & Susan Breen  
16 Polhemus Place  
Brooklyn, NY 11218  
Builder: Robert Howard  
Cliff Island, Me 04018



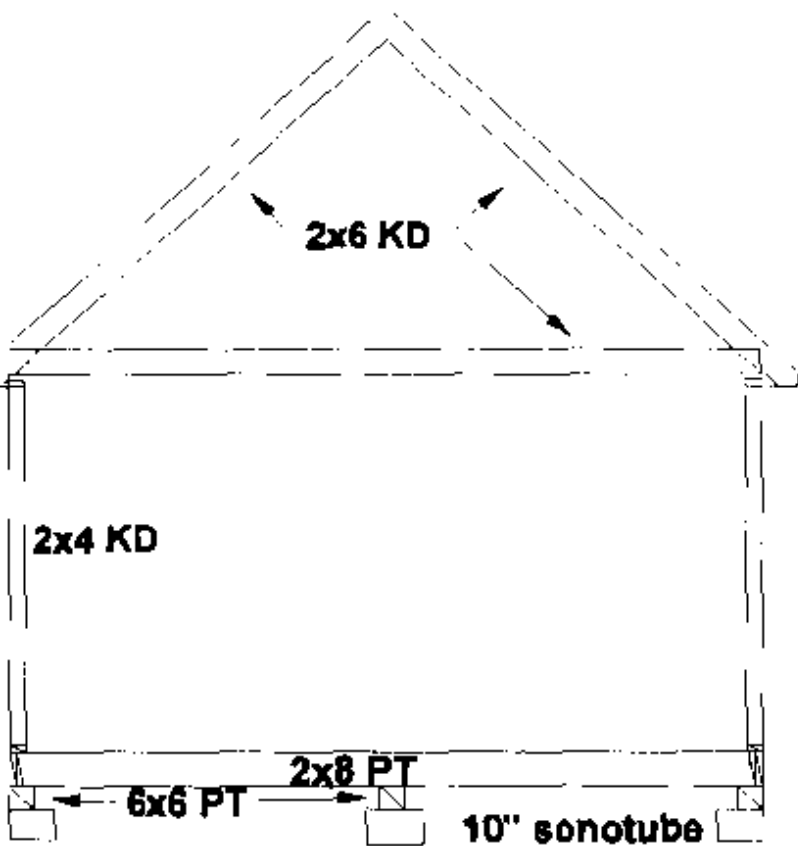


## North Elevation

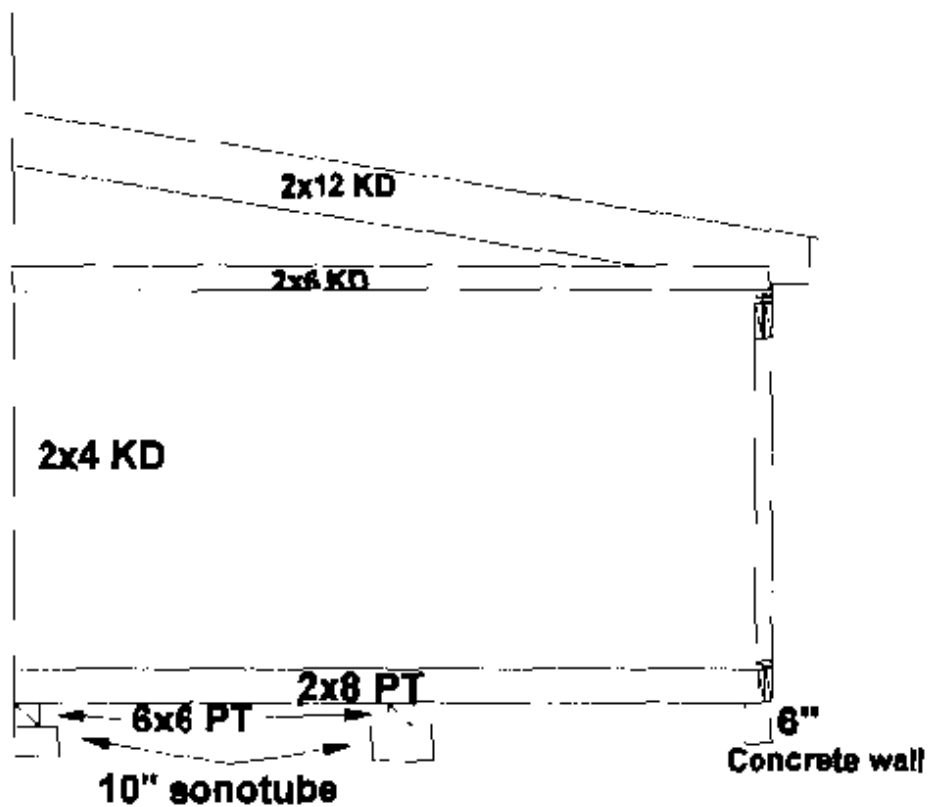
Lot 108B-E-2  
Owner: Charles & Susan Brown  
16 Polhemus Place  
Brooklyn, NY 11215  
Builder: Robert Howard  
Cliff Island, Me 04019





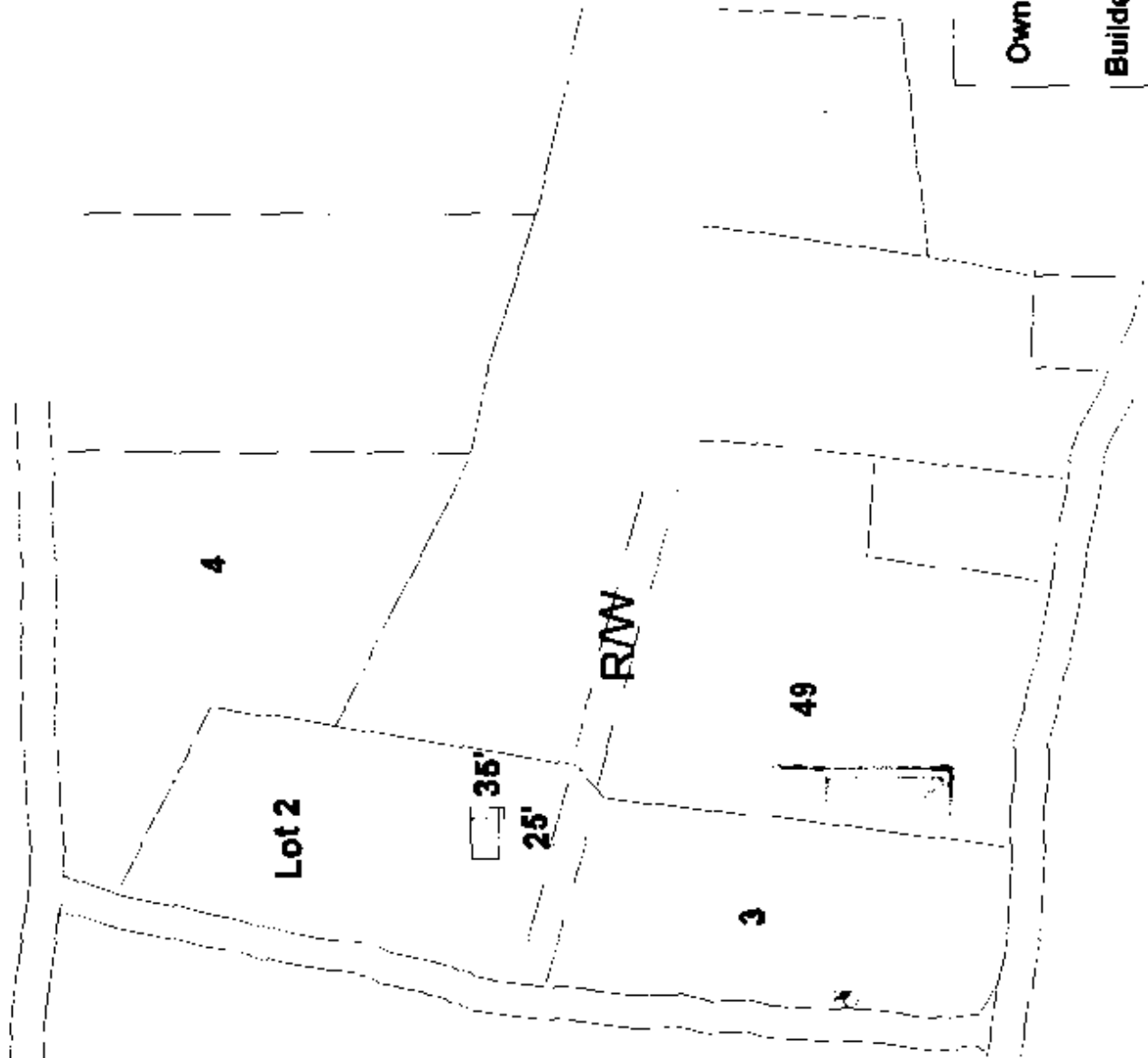


**Shed Framing**



**Bedroom Framing**

Lot 109B-E-2  
 Owner: Charles & Susan Breen  
 15 Polhemus Place  
 Brooklyn, NY 11215  
 Builder: Robert Howard  
 Cliff Island, Me 04019



**Lot 109B-E-2**  
**Owner: Charles & Susan Breen**  
**15 Polhemus Place**  
**Brooklyn, NY 11215**  
**Builder: Robert Howard**  
**Cliff Island, Me 04019**