

Location of Construction: Church Rd - Cliff Isl		Owner: Leo & Alice Carter		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Robert C Howard		Address: Box 53- Cliff Island ME		Phone: 766-2850	
Past Use: 1-fam dwlg		Proposed Use: 1-fam w addtn		COST OF WORK: \$ 25,000 PERMIT FEE: \$ 145 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: Signature:	
Proposed Project Description: construct addition & deck		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: 10/24/96			

Permit No: **961076**

PERMIT ISSUED

OCT 28 1996

CITY OF PORTLAND

Zone: IR-1 CBL: 109B-F-33

Zoning Approval: Condition shall remain 1 family Special Zone or Reviews:
 Shoreland yes but 95'
 Wetland
 Flood Zone map to 17' back
 Subdivision zone elsewhere
 Site Plan maj minor mm
 Blg is

Zoning Appeal ok
 Variance
 Miscellaneous 10/25/96
 Conditional Use
 Interpretation
 Approved
 Denied

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..

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: *[Signature]* (As Agent For Owner) ADDRESS: DATE: 10/24/96 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 28 OCT 96

CEO DISTRICT 6
 M. LEARY

Location of Construction: Church Rd - Cliff Isl		Owner: Leo & Alice Carter		Phone:		Permit No: 961070			
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Robert C Howard		Address: Box 53- Cliff Island ME		Phone: 766-2850		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 28 1996 CITY OF PORTLAND </div>			
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SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
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Date: _____

CEO DISTRICT 6

COMMENTS

7-9-97 Sub is all completed

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 28/OCT/96 ADDRESS: Church Rd Cliff Is.

REASON FOR PERMIT: To Construct addition & deck

BUILDING OWNER: Carter

CONTRACTOR: Howard

PERMIT APPLICANT: " APPROVAL: *1 *5 *6 *7 *9
DENIED: *13 *18 *22

CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from the ~~Development Review coordinator and~~ Inspection Services must be obtained. (A24 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)
- X 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 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.
- X 6. Headroom in habitable space is a minimum of 7'6".
- X 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.
- X 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 swelling 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.

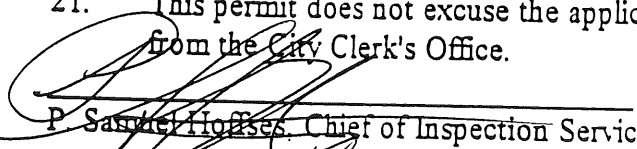
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

*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 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".

20. 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.

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


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

22. The adding of an additional bath room & bedroom MAY require a new subsurface waste water disposal permit.

Applicant: Robert C. Howard Date: 10/25/96
Address: 109 B-F-33 Island Ave
Church Rd C-B-L: 109 B-F-33
Cliff Island

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1898

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - Addition & Deck

Sewage Disposal -

Lot Street Frontage -

Front Yard - 30' req - 30' shown

Rear Yard - 30' req - 95' shown

Side Yard - 20' req - 50' shown

Projections -

Width of Lot -

Height - 2 Story

Lot Area - 30,376

Lot Coverage/ Impervious Surface - 20% 6075.2[#]

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - Yes - over 95' back from high water mark

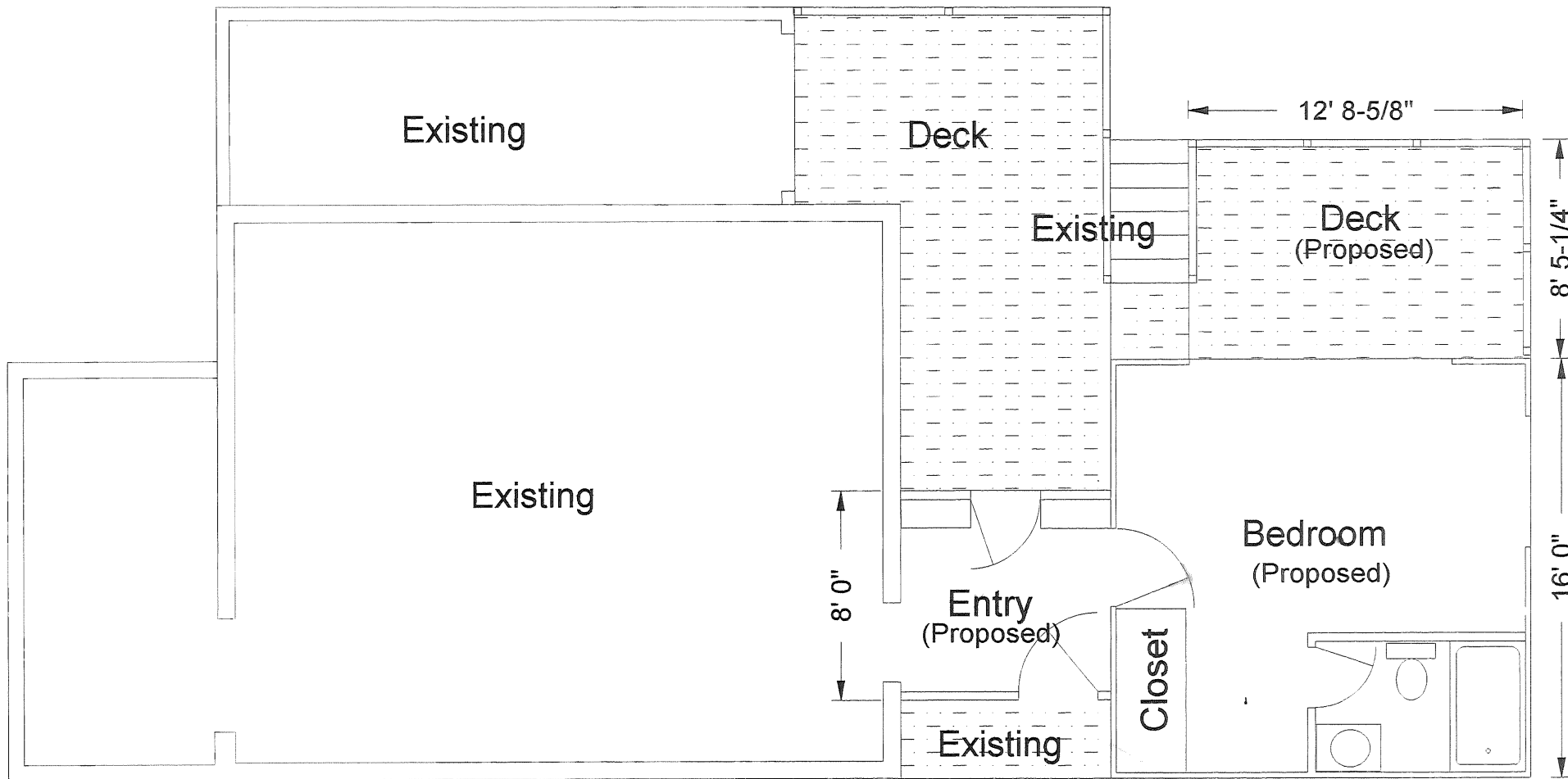
Flood Plains - 467

8x14 = 112[#]
34x30 = 1020
4x5 = 20

1152[#]

even with Addition

The Bldg appears to be over 95' from the high water mark and in the Zone C - closer to the water
x 80-85' is in 1/2 el. 20



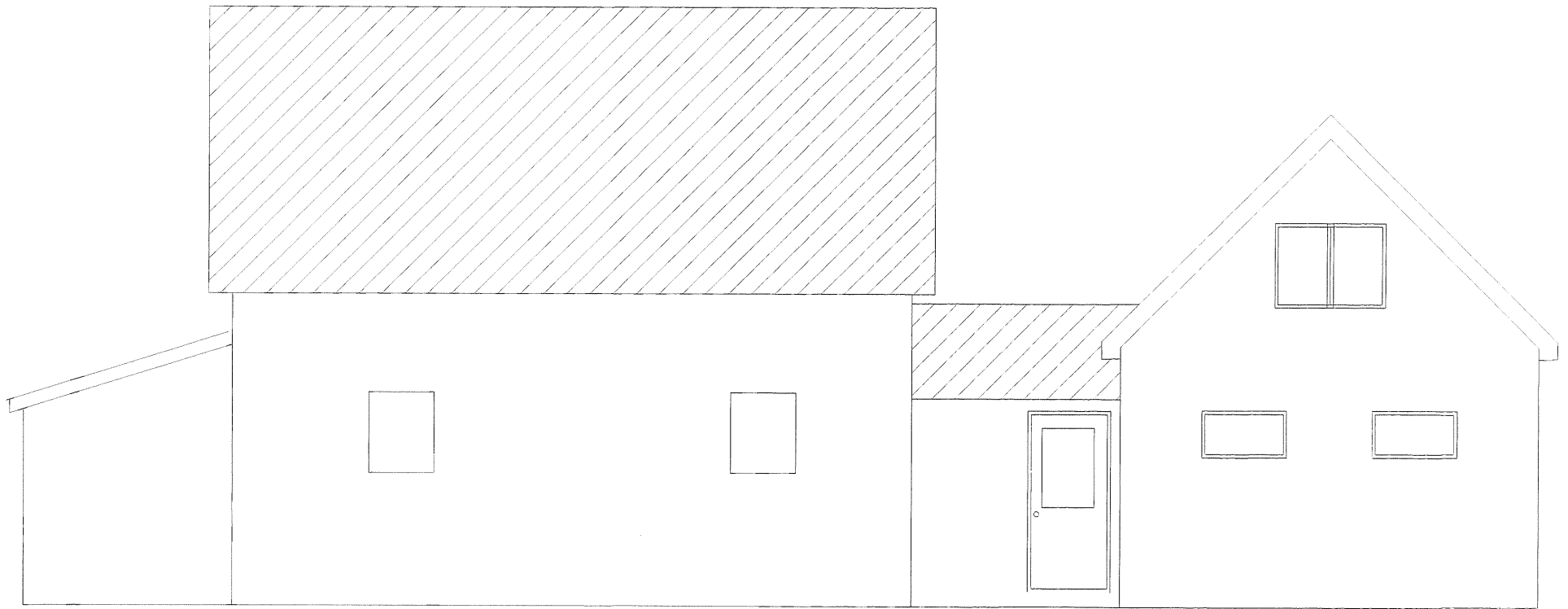
Lot 109B-F-33
 Owner: Alice & Leo Carter
 Box 1284
 Rincon, PR 00677
 Builder: Robert Howard
 Cliff Island, Me 04019



(Proposed)
S Elevation
Water side

Lot 109B-F-33
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WORKING DRAWING

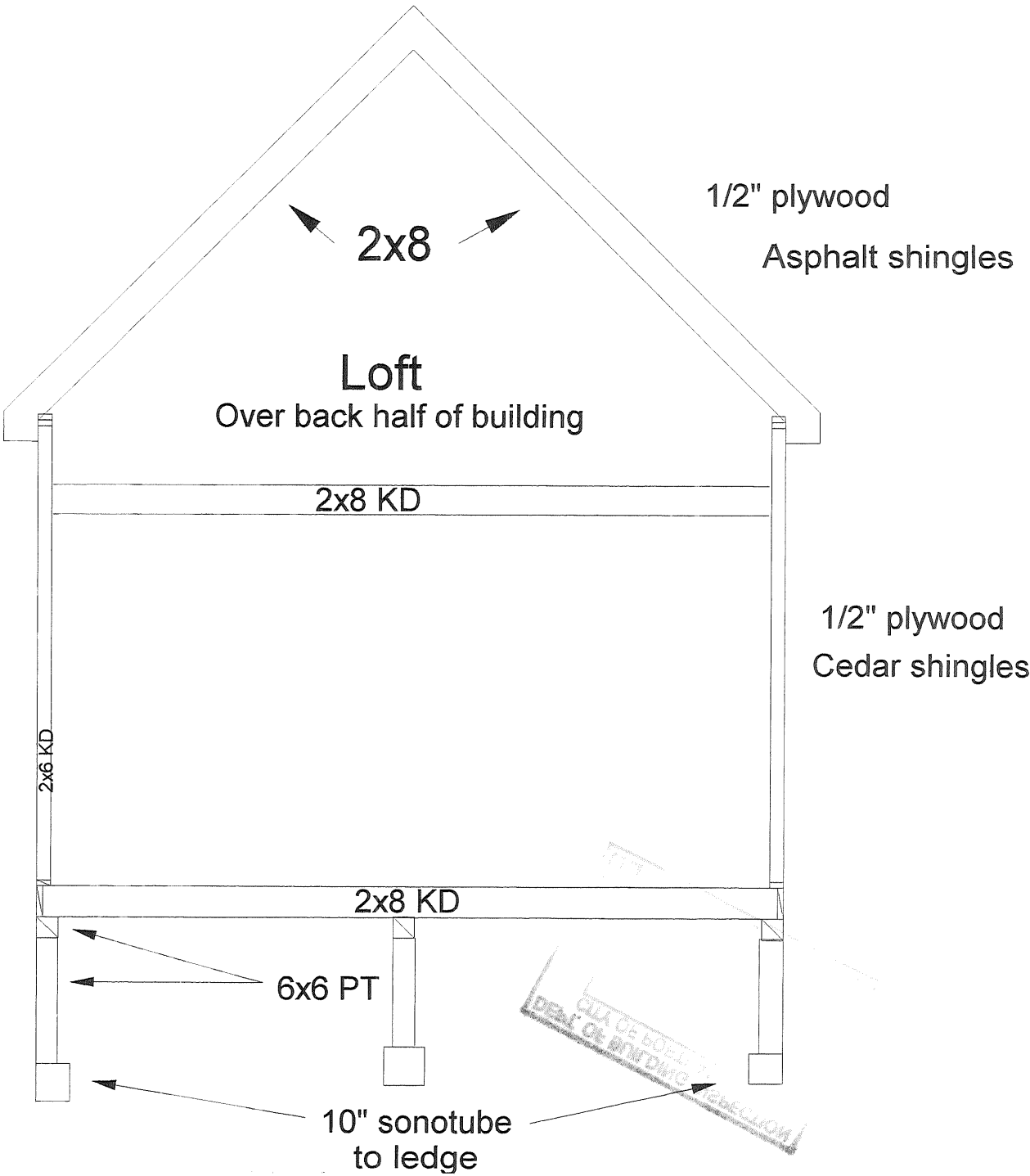


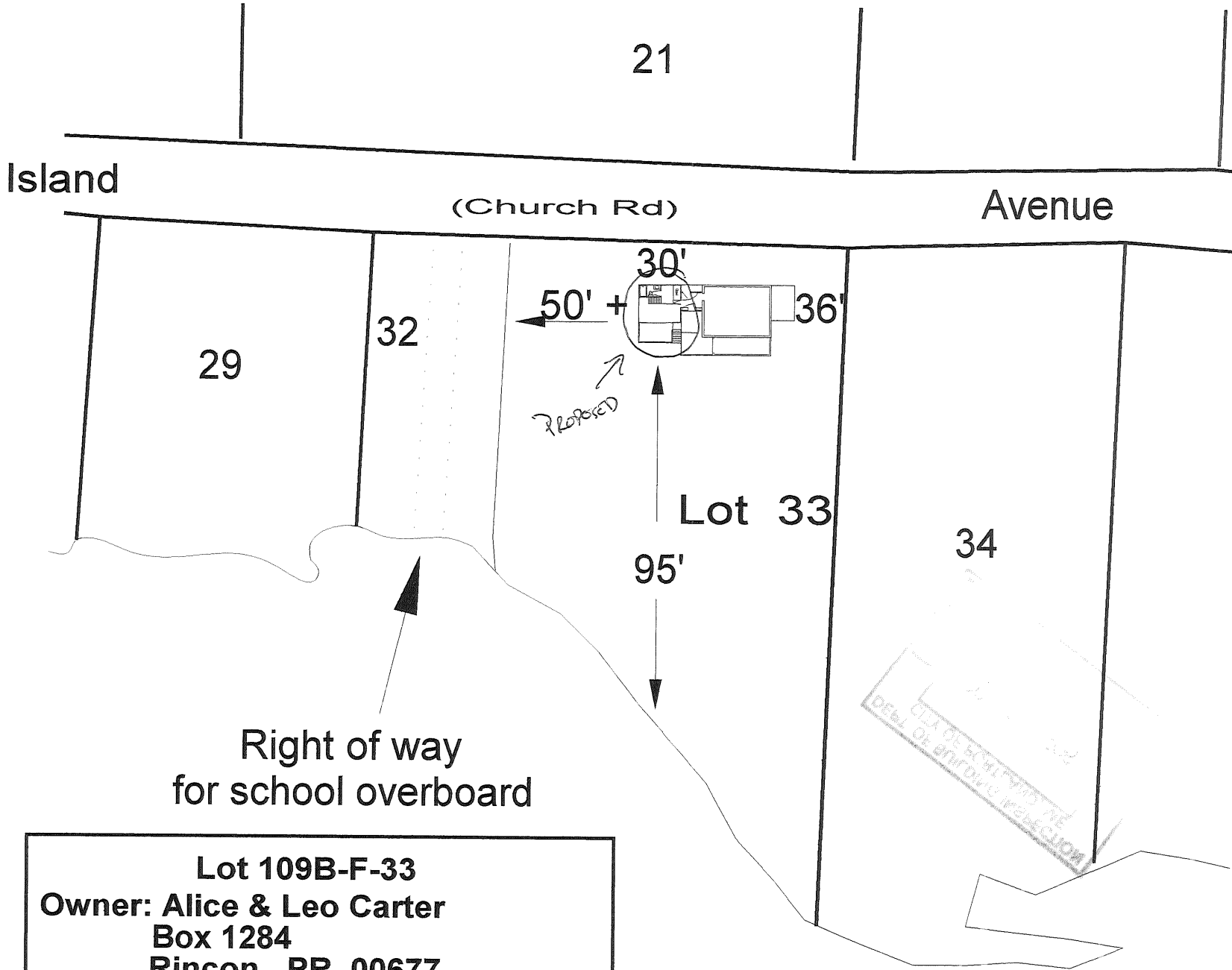
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(Proposed)

CLIFF ISLAND
DEPT. OF BUILDING REGULATIONS

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