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

Permit No: 950322

Location of Construction: 15 Epp St- Peaks Island	Owner: Richard F Boyd	Phone: 766-2480	
Owner Address: 15 Epp St- Peaks Island, ME	Lessee/Buyer's Name: 04108	Phone:	BusinessName:
Contractor Name: * Steven Nilsen Bricks & Sticks Inc	Address: 19 Woods Rd-Peaks Island, ME 04108	Phone: 766-5969	
Past Use: 1-fam dwlg	Proposed Use: 1-fam w barn	COST OF WORK: $ 21,000	PERMIT FEE: $ 125
		FIRE DEPT. ☐ Approved ☐ Denied	INSPECTION: U Use Group: Type 5B BOCA93
		Signature:	Signature: [signature]

PERMIT ISSUED
Permit Issued: APR 11 1995
CITY OF PORTLAND

Zone: I-B | CBL: 84-J-6

Zoning Approval: OK - WS 4/10/95 — Not for Inspection Per Attached letter from owner

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan ☐ minor ☐ mm ☐

Proposed Project Description: construct barn

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved ☐ Approved with Conditions: ☐ Denied ☐
Signature Date:

Permit Taken By: L. Chase | Date Applied For: 3/13/95

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 LETTER

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

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

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date: 3/14/95 [signature]

CEO DISTRICT 6

A. Rowe

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

Steven E. Nilsen	19 Woods Rd.	3/13/95	766-5969
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
STEVE NILSEN / BRICKS & STICKS, INC. OWNER			"
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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

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

Permit No: 950322

Location of Construction: 13 Epp St - Peaks Island	Owner: Richard Boyd	Phone: 766-2130	PERMIT ISSUED — Permit Issued: APR 11 1995 — CITY OF PORTLAND
Owner Address: 13 Epp St - Peaks Island, ME	Leasee/Buyer's Name: 04108	Phone:	BusinessName:
Contractor Name: Owen Wilson Bricks & Sticks Inc	Address: 13 Woods Rd - Peaks Island, ME	Phone: 766-5959	
Past Use: 1-fam dwlg	Proposed Use: 1-fam w barn	COST OF WORK: $ 21,000	PERMIT FEE: $ 125
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: 5B Signature: Hoffses
Proposed Project Description: construct barn		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: L Chase	Date Applied For: 3/13/95		

Zone: I-B | CBL:

Zoning Approval: CK-MS 4/10/95

Special Zone or Reviews:
- ☐ Shoreland — Not For Dwelling
- ☐ 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: 3/14/95

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 LETTER

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:

CEO DISTRICT 6

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

COMMENTS

Completed 10/23/95 CO issued. Balusters installed on exterior stairs.

Inspection Record

Type	Date
Foundation: OK, as-built	7/12/95
Framing: as-built OK.	8/9/95
Plumbing: N/A	
Final: OK as-built	9/19/95
Other:	

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 11, 1995

RE: 15 Epp St., Peaks Island

Mr. Steven Nilsen
Bricks & Sticks, Inc.
19 Wood Rd.
Peaks Island, ME 04108

Dear Sir:

Your application to construct a 26' X 28' barn has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. Please read and implement items 1, 11 and 13 of the attached building permit report.

2. The proposed building, after construction, is to remain a barn, NOT a dwelling.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

April 7, 1995

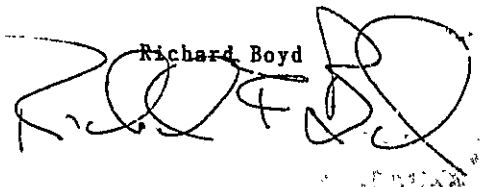
City of Portland
389 Congress Street
Portland, Maine 04101
Att: Zoning Dept.

To Whom it may concern:

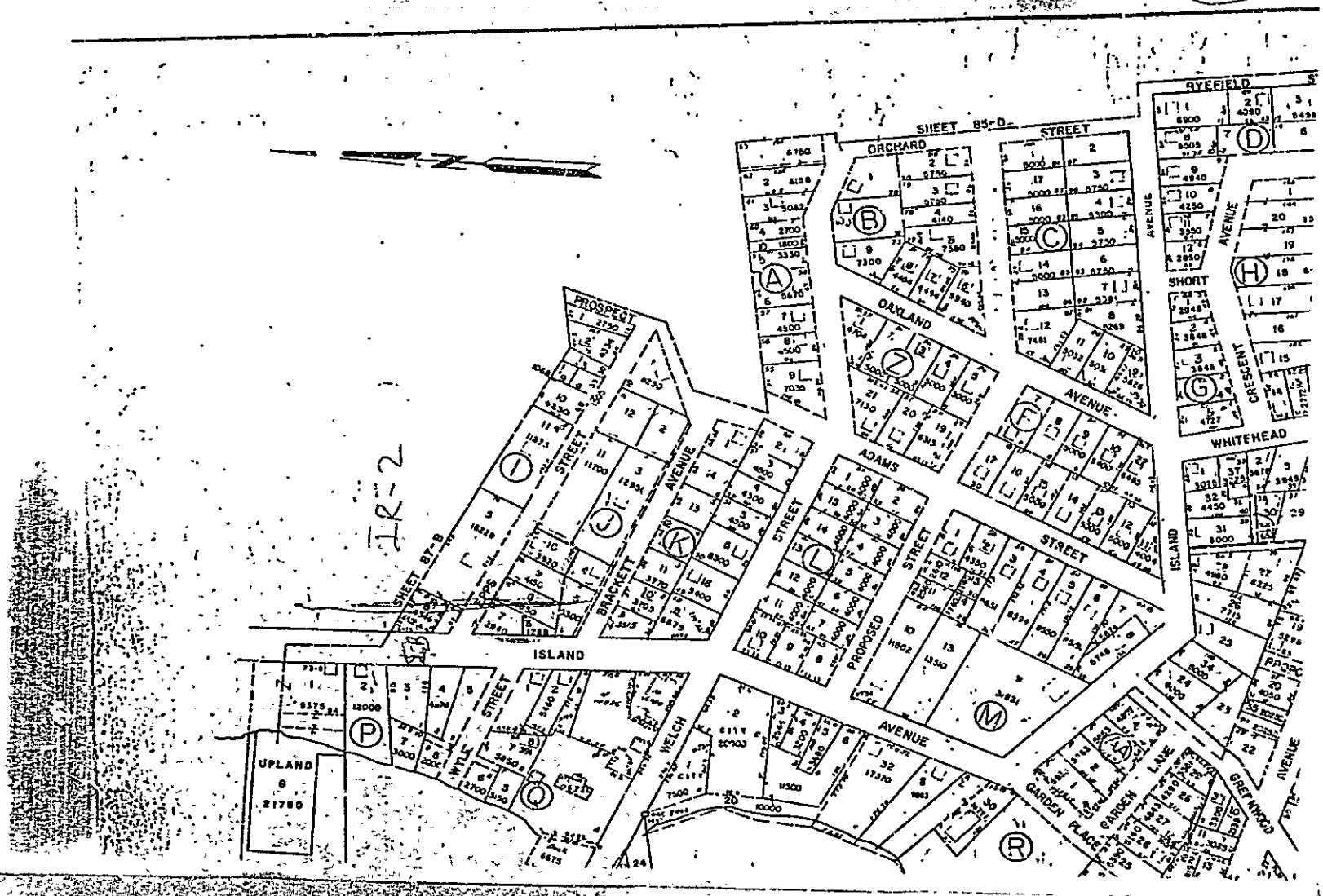
I am writing this letter to inform you that the barn I intend to build on our property at the corner of Island Ave. and Epp Street, on Pea's Island, Me.(tax map no. 84 sec. J lots 6,7,8,9,10), will be used for a workshop and storage only. It will not be used for any type of living quarters.

Regards,

Richard Boyd



Received
4/10/95


SHEET 85-D
ORCHARD
STREET
RYEFIELD
AVENUE
SHORT
CRESCENT
WHITEHEAD
PROSPECT
OAKLAND
AVENUE
ADAMS
STREET
ISLAND
SHEET 87-B
BRACKETT
AVENUE
STREET
PROPOSED
STREET
ISLAND
AVENUE
WELCH
WYLE
STREET
UPLAND
GARDEN PLACE
GARDEN LANE
GREENWOOD
AVENUE
TR-2

Applicant: Steven E. Nilsen Date: 4/10/95

Address: 15 Epp St - Peaks Island, 04108

Assessors No.: 64-J-6

CHECK LIST AGAINST ZONING ORDINANCE

Date - in The.

Zone Location - I-B AREA

Interior or (corner lot) -

Use - barn only - not to be habitable space (see letter from owner

Sewage Disposal - None for This bldg

Rear Yards - 20' req. - 20+ shown

Side Yards - on A side st 10' - 10's shown

Front Yards - 10' req. - 10's shown
(@ Epps St)

Projections - None shown

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning - ok 75' back from water

Flood Plains -

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)

X 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)

X 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

BUILDING PERMIT REPORT

DATE: 10/apr/95 ADDRESS: 15 Epp ST Peaks Island

REASON FOR PERMIT: To Construct barn 26'x28'

BUILDING OWNER: Richard Boyd

CONTRACTOR: Steven Nilsen Bricks, Sticks Inc. APPROVED: X 1, X 11, X 13

PERMIT APPLICANT: _____ ~~DENIED~~: _____

CONDITION OF APPROVAL OR DENIAL

X 1. Before concrete for foundation is placed, approvals from ~~Public Works~~ 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 self-closers.

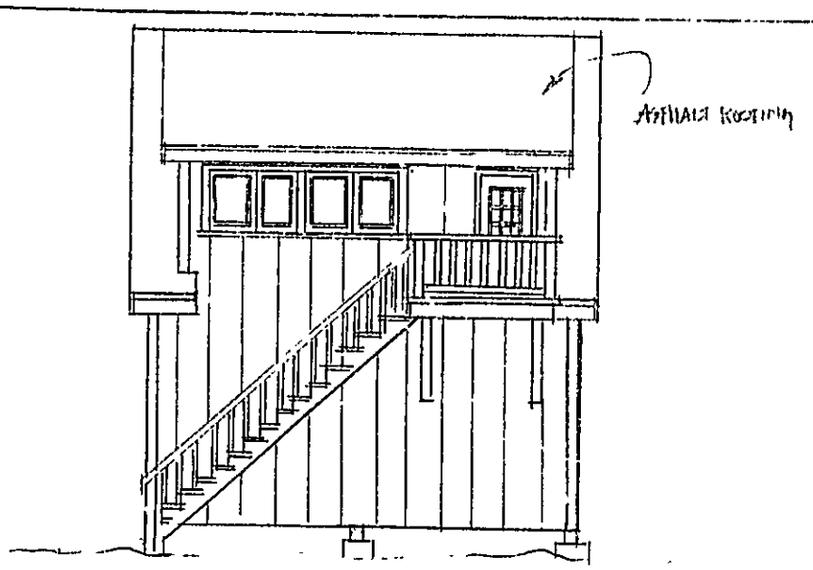
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

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.

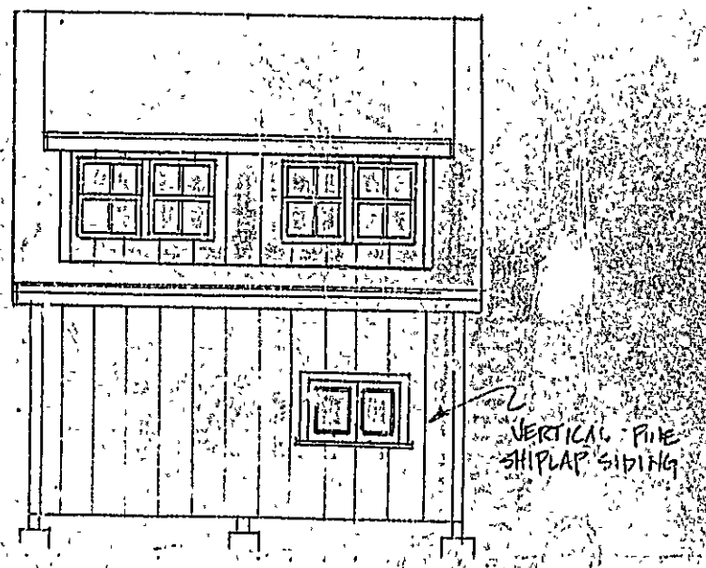
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as <u>means of egress or rescue</u>, 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):

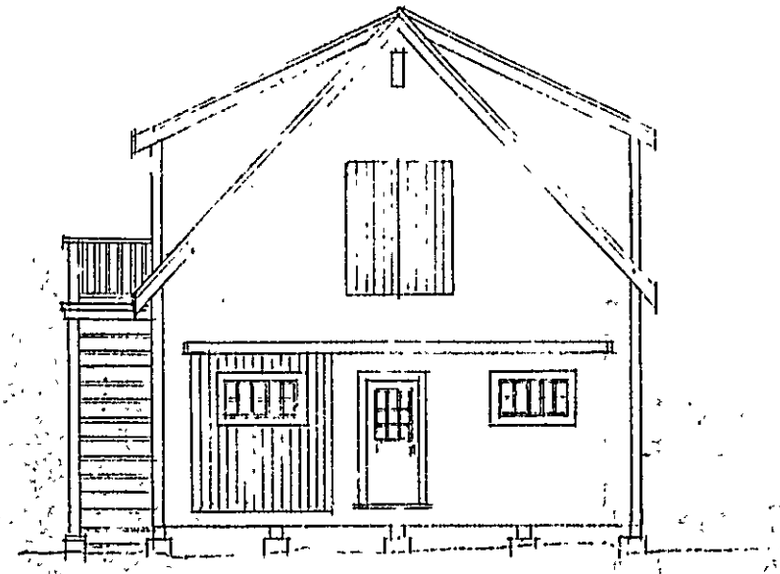


EAST SIDE

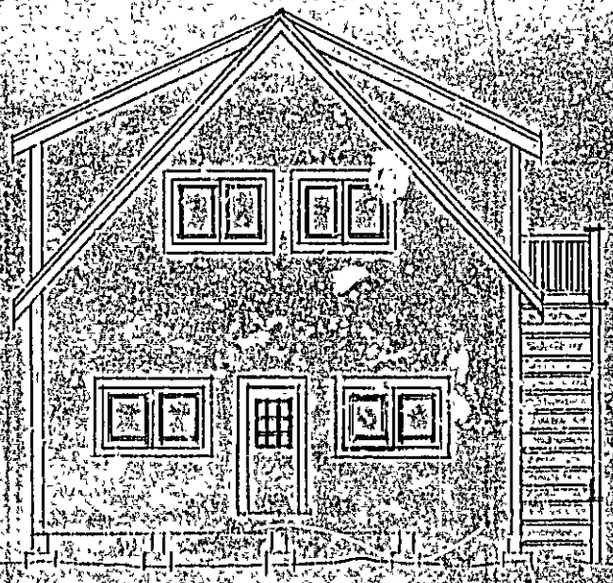


WEST SIDE

RICK BOND
EPP STREET & ISLAND AVE.
PEAKS ISLAND, ME
SCALE: 1/8" = 1'-0" DATE 3/5/95

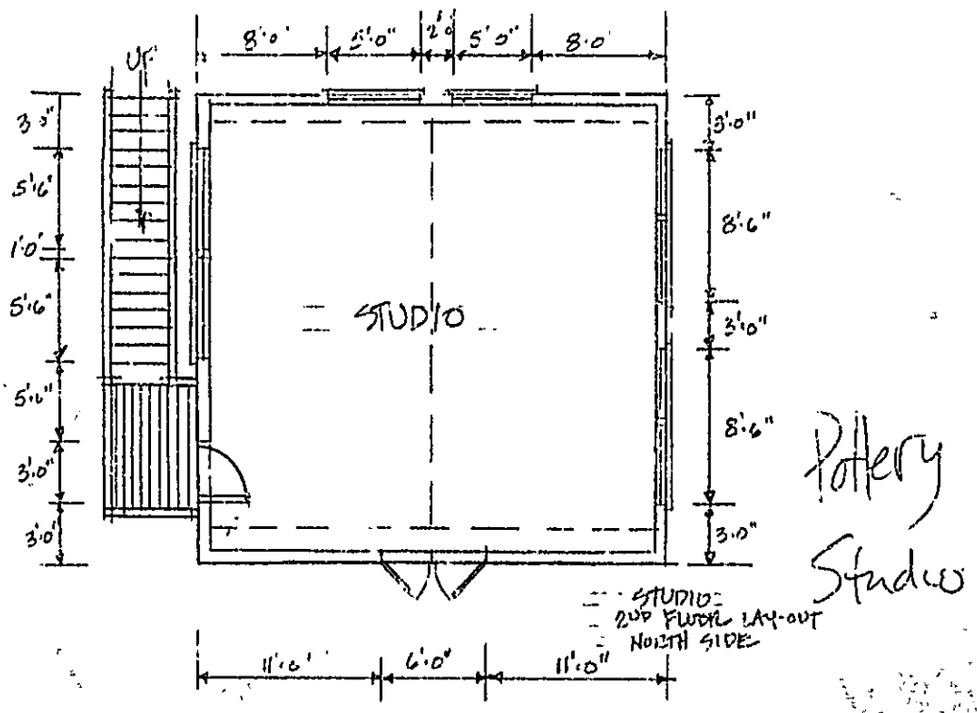


NORTH SIDE

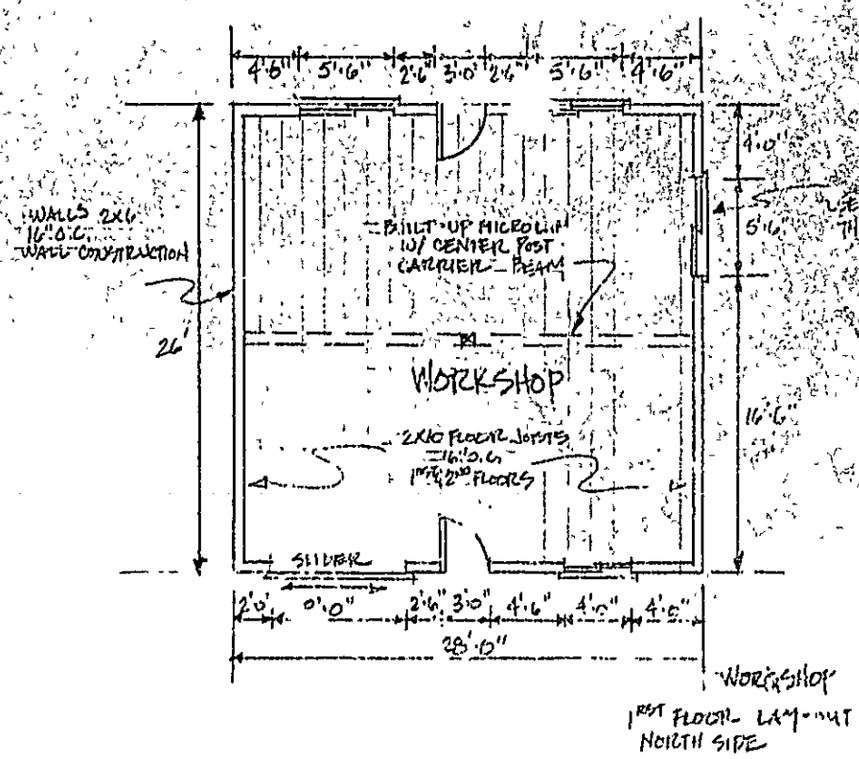


SOUTH SIDE

PICK BOWL



Pottery Studio



FOUNDATION 10' CONCRETE SONA TUBES PINNED TO LEDGE

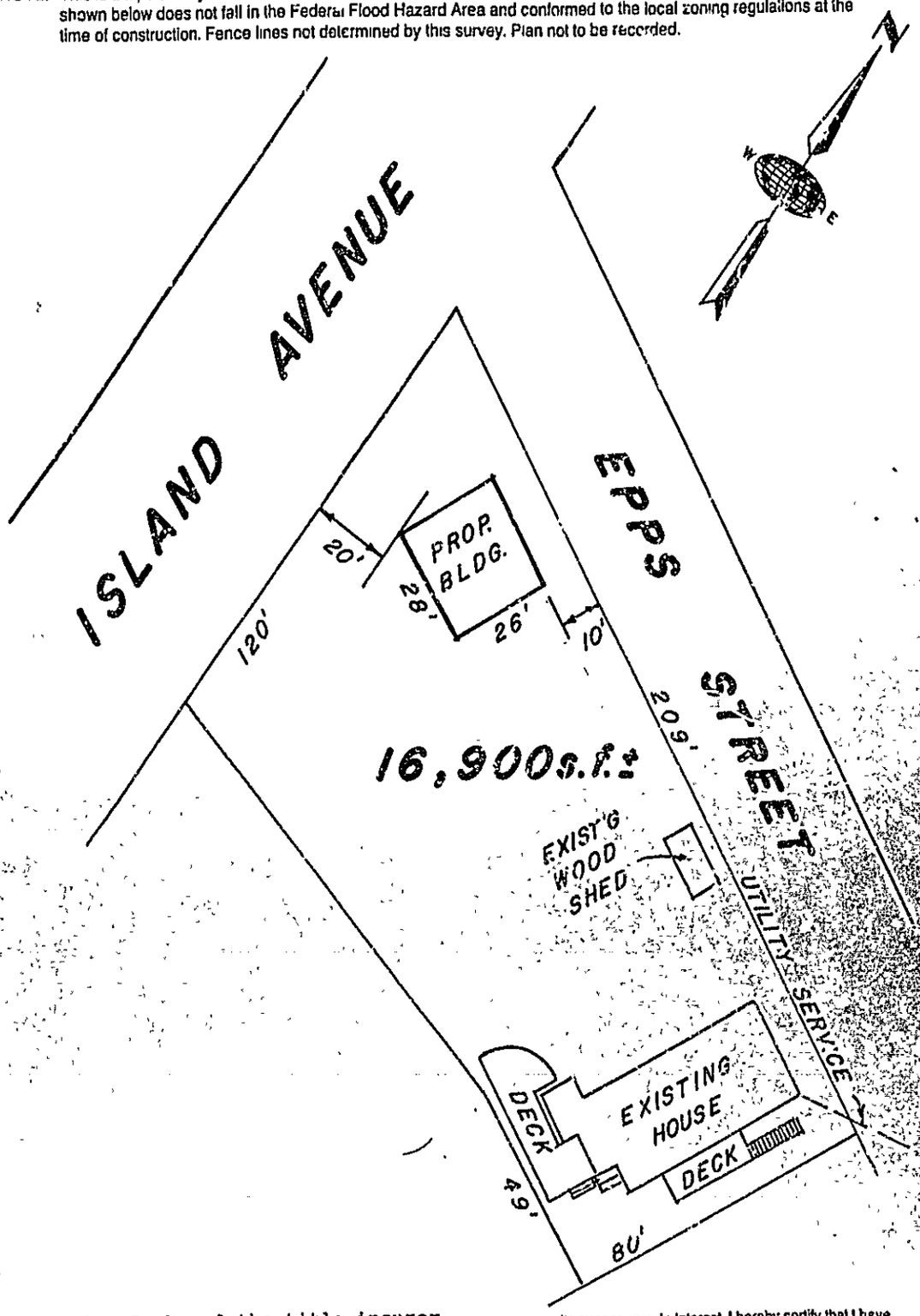
2X10 FLOOR JOISTS
2X6 16" O.C. WALLS
2-11 7/8" MICROLAMS F/GIRDER
2X8 RAFTERS 16" O.C.
5/8" PLY ROOF SHEATH.

RICK [illegible]
EFF STREET & ISLAND AVE
PEAKS ISLAND, ME
SCALE 1/8" = 1'0" DATE [illegible]

STEVE WILSEN
766 5[illegible]

~~SINGLE FAMILY DWELL~~
BARN / Private works

NOTE: This is a tape survey and not an instrument survey, therefore this plot plan is for mortgage purposes only. Parcel shown below does not fall in the Federal Flood Hazard Area and conformed to the local zoning regulations at the time of construction. Fence lines not determined by this survey. Plan not to be recorded.



To: the Bank and the title insurer, its successors in interest. I hereby certify that I have examined the premises, and all easements, encroachments and buildings are located on the ground as shown and the premises shown hereon are the same as designated in Book 4621, Page 217 at the Cumberland County Registry of Deeds.

Robert B. Love

MORTGAGE SURVEY PLAN

CLIENT: RICHARD F. BOYD
PEAKS ISLAND, MAINE

SCALE: 1" = 30' 12/16/94

STATE OF MAINE
ROBT. B. LOVE 1249
REGISTERED LAND SURVEYOR

ATLAS LAND SURVEY
REGISTERED LAND SURVEYORS

ISLAND AVENUE
PEAKS ISLAND, ME. 04108

File No. 94-2378