

CITY OF PORTLAND, MAINE

359 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Oak Street
Peaks Island

March 30, 1988

Blue Heron Builders
Pleasant Avenue
Peaks Island, Maine 04108

Gentlemen:

This is in reference to the building permit application filed by Mr. Burke for the Susan Swan property on Oak Street, Peaks Island. The side yard setback for the side yard of the Swan property must be a minimum of 20 feet from the edge of the deck to the side line of the home-site.

Please advise this office whether the side yard conforms to this requirement of the City Zoning Ordinance for the IR-2 Island Residential Zone, which is 20 foot side yard setback.

Please advise this office if the side yard meets the 20 foot setback requirement so that a building permit can be issued.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chf., Inspection Services
Arthur Addato, Code Enforcement Officer

SHAW DECK ADDITION

PEAKS ISLAND, MAINE

Ocean

Deck to sit on 6' sundecks.

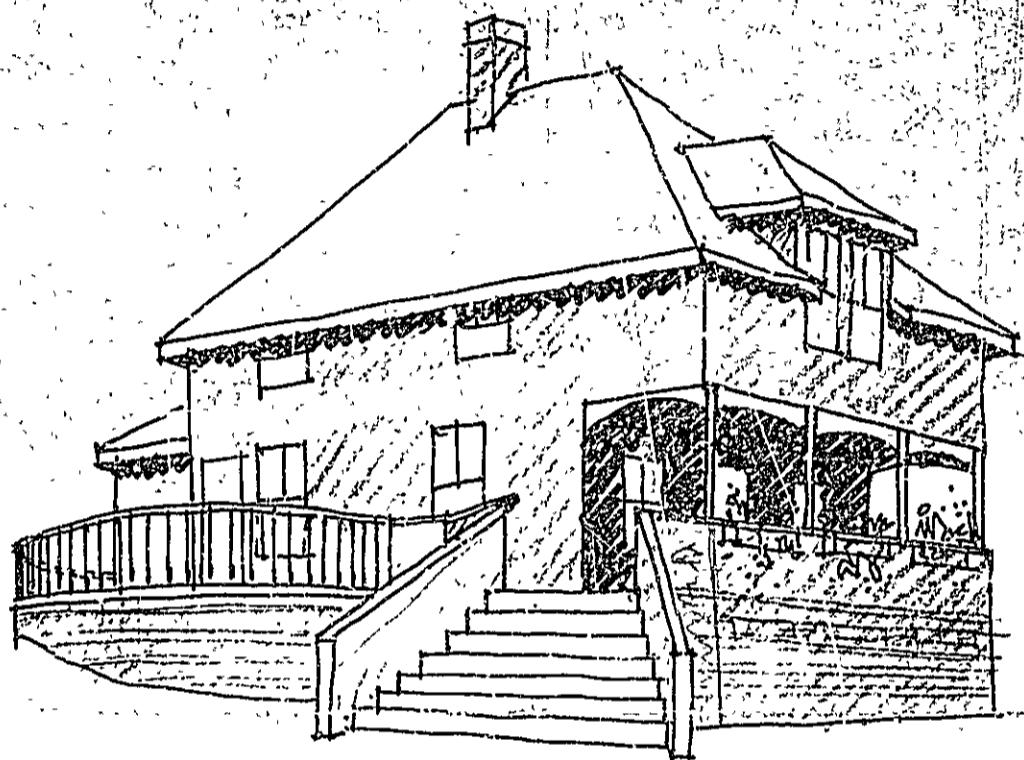
Roofing to be Pressure Treated

2x6 joists on 16" centers.

Dock to be Cedar 5/4 x 6"

Outside walls w. P.G.

Cedar shingles.



Property line
12'



10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

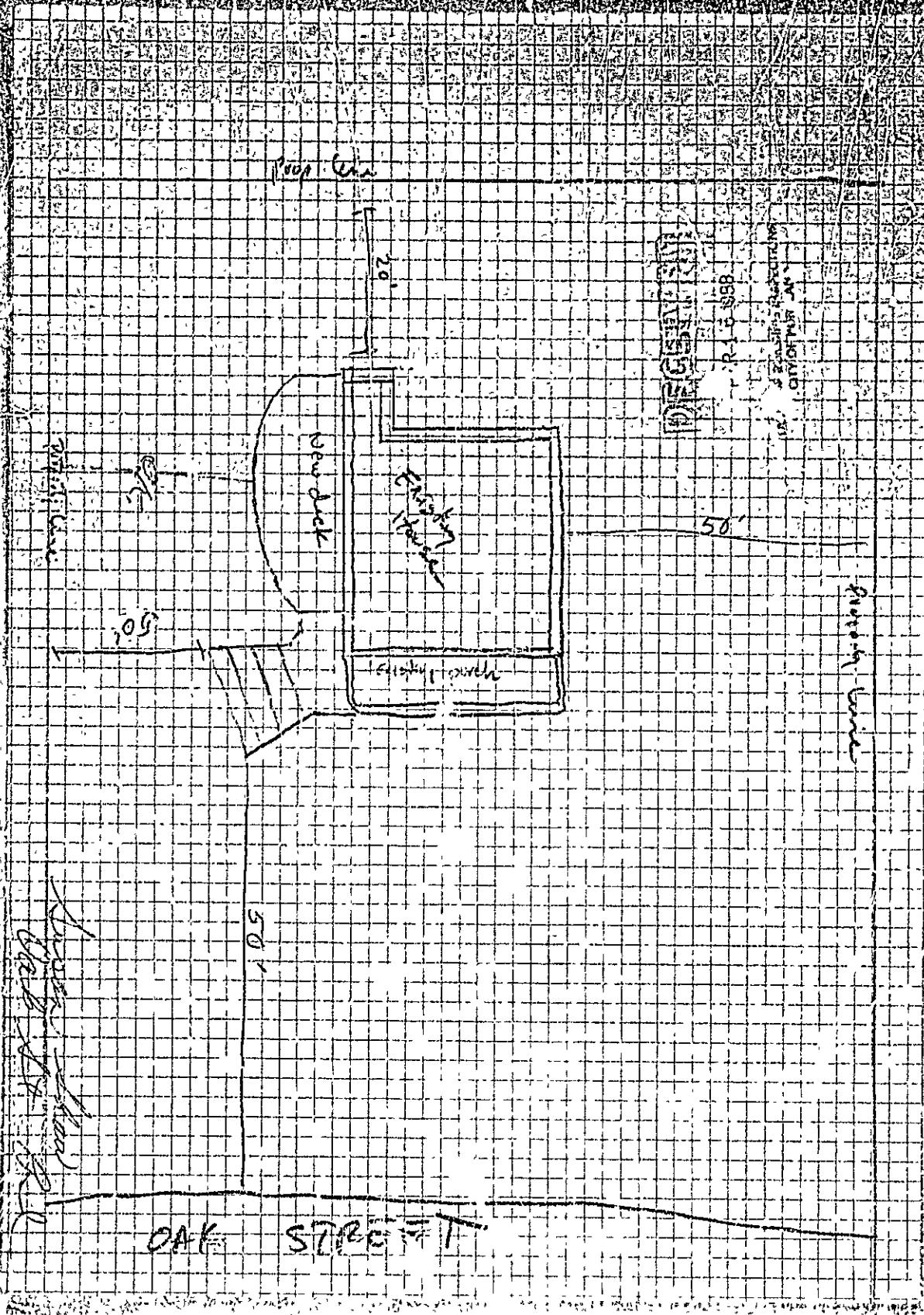
RECEIVED
MAR 16 1988

DEPT. OF BUILDINGS & INSPECTIONS
CITY OF PORTLAND

Susan Shaw
Oak St
P.O.

Mary Clegg

TUNA DESIGN - BLUE HERON BUILDERS
PEAKS ISLAND, MAINE • 207-766-2116 • JAN 88



3/15/88
Planning Office

Oak St., Peaks Is.

Proposed alt.

17,637 ft

84-N-19-18-28

5294

4565

3/21/88

776

17,637 ft

34

front -

50

Hold for side yard setback
off corner

Warren

Re: Bill you
made

Peaks Island

Shaw / Blue

106 - 2148 Peterson

Permit

Upper

50' is the
answer you need

2:05 4/23

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating.

shed private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

7.) A guardrail system located near an open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 8.) 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.

Sincerely,
P. Samuel W. Fife
Chief, Inspection Services

/tsc
11/9/87

BUILDING PERMIT REPORT

DATE: 1/14/88

ADDRESS: OAK ST. PT.

REASON FOR PERMIT: Susan Shaw

BUILDING OWNER: Susan Shaw

CONTRACTOR: Blue Herring Bldrs.

PERMIT APPLICANT

APPROVED: X DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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 apartments.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 4.) Every sleeping room below the fourth story in buildings of Use Groups R-3 & 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 separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height no more than 42 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 5.) In addition to any automatic fire alarm system required by Sections 1048.3.5, a minimum of one smoke detection detector shall be installed in each guest to a suite of sleeping areas in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1117.3.1).

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CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Susan Sherry
Address: Cole St., Peaks Island 04108

LOCATION OF CONSTRUCTION: Oak St., P.I.

CONTRACTOR: Blue Yerring Builders SUBCONTRACTORS

ADDRESS: Pierzen Ave., P.I.

Est. Construction Cost: \$5,000 **Type of Use:** Summer Cottage

Part of Existing Structure: Summer cottage

Building Dimension: 12' x 20' **Eq. Fl.** 1 **Stories:** 1 **Lot Size:** 10' x 20'

Is Proposed Use: Seasonal **X** Condominium Apartment

NC Construction: Addition Open Deck

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Building Only:

Of Dwelling Units: 1 **# Of New Dwelling Units:** 0

Foundation:

1. Type of Soil:
2. Set Backs - Front _____ Rear _____ S. of(s) _____
3. Footings, S.:
4. Foundation Size _____
5. Other _____

Floor:

1. Sill Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bracing Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Stud Log Size: _____ Spacing: _____
2. No. Ind. wa: _____
3. No. : 72
4. Header Sizes: _____
5. Bracing: Yes _____ No _____ Span(s) _____
6. Corner Posts Size: _____
7. Insulation Type: _____ Size: _____
8. Sheathing Type: _____ Size: _____
9. Siding Type: _____ Weather Exposure: _____
10. Masonry Materials: _____
11. Metal Materials: _____

Interior Walls:

1. Studding Size: _____ Spacing: _____
2. Header Sizes: _____ Span(s): _____
3. Wall Covering Type: _____
4. Fire Wall if required: _____
5. Other Materials: _____

| | |
|--|--|
| Permit Issued Date: 3/15/88 Inside Fire Limits: _____ Subdiv. on: Yes / No Subdiv. Name: _____ Subdiv. Lot: _____ Subdiv. Block: _____ Subdiv. Permit Expires: _____ Subdiv. Ownership: _____ Subdiv. Fee: \$35.00 | For Official Use Only Date: 3/15/88 Inside Fire Limits: _____ Subdiv. on: Yes / No Subdiv. Name: _____ Subdiv. Lot: _____ Subdiv. Block: _____ Subdiv. Permit Expires: _____ Subdiv. Ownership: _____ Subdiv. Fee: \$35.00 |
|--|--|

Ceilings:

1. Ceiling Joists Size: _____ Spacing: _____
2. Ceiling Strapping Size: _____ Spacing: _____
3. Type Ceilings: _____
4. Insulation Type: _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size: _____ Span: _____
2. Sheathing Type: _____ Size: _____
3. Roof Covering Type: _____
4. Other: _____

Chimneys:

Type: _____ Number of Fire Places: _____

Heating:

Type of Heat: _____

Electric:

Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:

1. Approval of test if required: Yes _____ No _____
2. No. of Tubs or Showers: _____
3. No. of Flushes: _____
4. No. of Lavatories: _____
5. No. of Other Fixtures: _____

Swimming Pools:

1. Type: _____
2. P. of Size: _____ Square Footage: _____
3. Must conform to National Electrical Code and State Law

Zoning:

District: 1D-2 Street Frontage Req.: _____ Provided: _____

Required Setbacks: Front _____ Back _____ Side _____ Depth _____

Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variances: _____ Site Plan: _____ Subdivision: _____

Shore and Flu. Plan Mgmt: _____ Special Exception: _____

Other: _____ (Explain) _____

Date Approved: _____

Permit Received By: *Sid Bent*

Signature of Applicant: *Sid Bent* Date: 3/15/88

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor

Yellow-GPCOG

V.ite Tag -CEO

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881