

85-E-4-10 Peaks Island
no street as yet

85-E-4-10, Peaks Island

February 13, 1976

R. M. Bernstein
2125 S.E. Yamhill
Portland, OR 97214

In reply to your letter of January 31, 1976, I am enclosing the letter that I sent you on December 5, 1975, and a copy of the letter that Mr. Goodwin, our Plumbing Inspector, sent you on November 26, 1975.

You apply here at this office, Room 113, City Hall, for a building permit with the plans of your proposed dwelling. These plans will need to include a plot plan showing the location of the building on the lot, and a parking space for at least one motor vehicle. This parking space needs to be at least 8' x 18'. If you would like, send me your plans for the dwelling unit, as well as a plot plan, and we will check it out on a courtesy basis, so that you will not be held up when you arrive in this city. If all Code requirements are met, all you would have to do is pay the fee required. The building permit fee is \$4.00 per \$1,000 estimated contractual cost.

The minimum lot size on the Islands for the R-3 Residential Zone is 6,500 sq. ft., with a front yard setback of 20 ft. and a rear yard of at least 15 ft. being required. If this is a one story dwelling, then side yards of 8 ft. are required. For two stories 14 ft. is required for each side yard. You may move the building, if two stories, 8' to one side lot line, but the opposite side would have to be at least 20 ft. Our Building Code is the BOCA Basic Building Code, which is a model code for most of the Northeast area and middle America, as well as parts of Canada. The regulations that I sent you are amendments that we adopted to this Code, which is very pertinent to your job. I believe just about all the information that you need would be included in those papers.

In answer to the rest of your questions, tell us what you want to do. Any qualified plan maker or architect can design you a building that will meet our Code requirements. If some header, post or framing of the building does not meet our requirements, we will let you know.

Very truly yours

A. Allan Soule
Assistant Director

AAS/mj

Enclosures

2125 S.E. Yamhill
Portland, Or.
January 31, 1976

A. Allan Soule
Building and Inspection Services
Room 113, City Hall
Portland, Maine

Dear Mr. Soule,

I have been in contact with you in two previous letters—October 18 and November 19, 1975—concerning construction on Peaks Island, on lots 85-E-4-10. At this time, I have many specific questions about regulations for residential construction. I assume that these points are regulated in some way by the City, and I need to know what these regulations are. These questions come under two general headings—administrative procedures and construction requirements.

What are the procedures and requirements to obtain a building permit? Where is it obtained? How much does it cost, and how long does it remain in effect?

What are the regulations (if any) on minimum lot size? On setbacks?

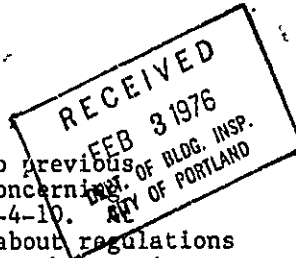
I understand that the City of Portland requires plumbing in accord with the State Plumbing Code, and electrical installations to meet National Electrical Code standards. What does the City use as guidelines for structural matters? If this is a local revision of the Uniform Building Code, is it possible for me to obtain a copy somewhere? In your letter of December 5, you included copies of pages 8 through 16 of some regulations. These few pages were helpful; what source were they taken from, and can I obtain a copy of this (if it is different from the above)?

What does the City specify for foundations? Does it require, or permit, full basements, perimeter foundations, slabs, or post-and-beam foundations? What dimensions (and depths) does it specify on these?

Are there tables for joist and rafter sizes? Are there specifications for the sizes of beams and girders?

What regulations are there on laminated built-up beams? What about the design and use of roof trusses?

Does the City have any regulations on minimum ceiling heights? On stairway widths?



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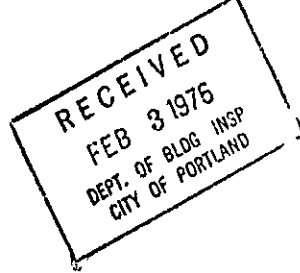
What are the requirements for window areas and locations? And also for ventilation openings?

Do you have answers to any of these questions, or where can the answers be found? I need to know how these points are regulated before I can proceed in my planning.

Thank you for your assistance.

Robert M. Bernstein

R. M. Bernstein
2125 S.E. Yamhill
Portland, Or.
97214



85-E-4-10

2125 S.E. Yamhill
Portland, Oregon
Nov. 19, 1975

97214

A. Allan Soule
Building and Inspection Services
City Hall
Portland, Me.
04111

Dear Mr. Soule.

Thank you for your reply to my earlier letter concerning constructing a house on Peaks Island.

The lots are numbers 85-E-4 through 10.

Is this land zoned, and what are the uses permitted on this land? *Yes*

Is city water available year-round? Is there natural gas service available? *Yes*

What construction would require a building permit, and what can be done without one? (I plan to construct a garage-freestanding, with no plumbing or electrical-for use as storage. Would this require a permit?) *No*

What do I need to obtain a building permit: do I have to provide plans? *Yes*
can they be self-drawn, or do they need an engineer's approval? *No*

Is there any one source that would describe the requirements (siting, structural, construction, plumbing, and electrical, etc.) specified by the building code - any publication that would list these requirements?

I am planning to do as much of the work on the house by myself as is permitted and is possible. From your earlier letter, I understand that I am permitted to do the carpentry, all of the plumbing (it will be my own residence), and all of the electrical except the service connection. *Yes*

There has recently been a septic tank installed on the property. *G.K. Enold*

Thank you for your answers and your assistance at this point in my planning.

R. Mark Bernstein
2125 S.E. Yamhill
Portland, Oregon
97214

85-E-4-10
Peaks Island

December 5, 1975

R. Mark Bernstein
2125 S.E. Yamhill
Portland, OR 97214

Dear Mr. Bernstein:

In reply to your letter of November 19, 1975 in which you asked if there is any one code or source that includes plumbing, electrical, structural, etc., the answer is no. I have talked with Mr. Ernoold Goodwin, our Plumbing Inspector and he informs me that your septic tank system has been covered as you stated in your letter. He suggests that you write your father in Augusta and ask for a State plumbing code, which would give you all the requirements necessary.

Electrical requirements are under the National Electrical Code which should be available to you in Portland, Oregon. I have also enclosed several sheets pertaining to wood construction of dwellings, which you may use as guidelines on your building on Peaks Island.

You are correct in your statement that you may do all the plumbing, electrical and carpentry work except the service connection, yourself.

This property on Peaks Island is in an R-3 Residential Zone which allows single family dwellings. Other uses would be accessory buildings, customarily subordinate to conforming principal buildings, churches, parish houses, municipal uses and sheds or storehouses for fishermen's gear, provided it is within 200 feet of mean high water.

I have checked with the Portland Water District and you may want to call them, but they tell me in the area you plan to

R. Mark Bernstein
December 5, 1975
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build, there is year round water, other sections just during the summer, and still other sections with no water at all. Probably it would be best if you write them, telling them exactly where your property is located, as it will take a little research on their part. Their address is: Portland Water District, 225 Douglass Street, Portland, Maine 04102. In answer to your second question, there is no natural gas service on the Island.

All construction requires a building permit. These permits should be applied for with plans which may be self drawn. These plans will need to be drawn at least with a rule, giving us full dimensions of all rooms, showing windows, doors, etc., or you may draw these plans to scale. No permit can be issued for a garage in this zone, as a garage use is accessory to a principal building. You would have to first apply for a building permit for the dwelling and then a permit for an accessory garage that is not connected to a main building.

Very truly yours,

A. Allen Scule
Assistant Director

AAS/mj

enclosure

FILE

85-2-4-10, Peaks Island

November 26, 1975

Mr. Alton Bernstein
68 Hicks Street
Augusta, ME 04330

Dear Sir:

There has been installed on your property on Peaks Island, Assessor's Plan 85-2-4-10, a complete private sewerage disposal system to be used in connection with the building to be built on same at a future date.

This system has been inspected and installed in accordance with plans submitted. When applying for building permit, submit this letter as proof of compliance with Local Plumbing Code and meeting all requirements for same.

Very truly yours,

Ernold Goodwin, R.S.
Chief Plumbing Inspector

EG/mj

cc: R. Lovell Brown
Director Bldg. Insp. Services

85-E-4-10, Peaks Island

November 26, 1975

Mr. Allen Berretain
68 Hicks Street
Augusta, ME 04330

Dear Sir:

There has been installed on your property on Peaks Island, Assessor's Plan 85-E-4-10, a complete private sewerage disposal system to be used in connection with the building to be built on same at a future date.

This system has been inspected and installed in accordance with plans submitted. When applying for building permit, submit this letter as proof of compliance with Local Plumbing Code and meeting all requirements for same.

Very truly yours,

Arnold Goodwin, P.E.
Chief Plumbing Inspector

190/mj

cc: N. Lovell Brown
Director Bldg. Insp. Services