

City of Portland, Maine - Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8704

Location of Construction: **Veterans St/Spruce St Peaks Isl** Owner: **Ashmore, Ralph** Phone: **772-6992** Permit No: **95066**

Owner Address: _____ License/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: **John Kiely** Address: _____ Phone: _____

Past Use: **101a** Proposed Use: **Seas w/addition** COST OF WORK: \$ **19,900.00** PERMIT FEE: \$ **120.00**

INSPECTION: Use Group **A3** Type **5B** FIRE DEPT. Approved Denied Signature: _____ Date: _____

Proposed Project Description: **Construct Addition (20 x 13) (5th and 3rd story)** PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved with Conditions Denied Signature: _____ Date: _____

Permit Taken By: **Mary Greasik** Date Applied For: **22 June 1995**

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.

Zoning Approval: Special Zoned or Reviews Shoreland Wetland Flood Zone Subdivision Site Plan major minor minor

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: **6/23/95**

SIGNATURE OF APPLICANT: **Ralph Ashmore** ADDRESS: _____ DATE: **22 June 1995** 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

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 is 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.

CEO DISTRICT

COMMENTS

9-11-96 Gypsum is almost finished. Will call for the next inspection
11-13-96 Drywall completed for COF O

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

BUILDING PERMIT REPORT

085-6-001/2

DATE: 28/June/95 ADDRESS: Veterans Spruce St P.I.

REASON FOR PERMIT: To construct second story/ addition 13x20

BUILDING OWNER: Ralph Ashmore

CONTRACTOR: _____ APPROVED: X/ *7 *9

PERMIT APPLICANT: _____ DENIED: *11 *13 *14 *16

CONDITION OF APPROVAL OR DENIAL

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 selfclosers.
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 means of egress or rescue, they shall have a sill height not more than 44 inches (1119mm) 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):

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, B-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.

X 14. Headroom in habitable space is a minimum of 7'6".

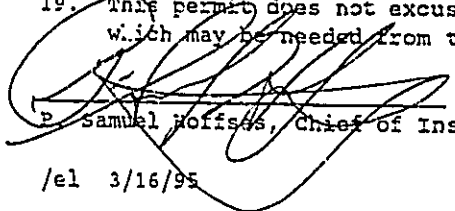
X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 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.

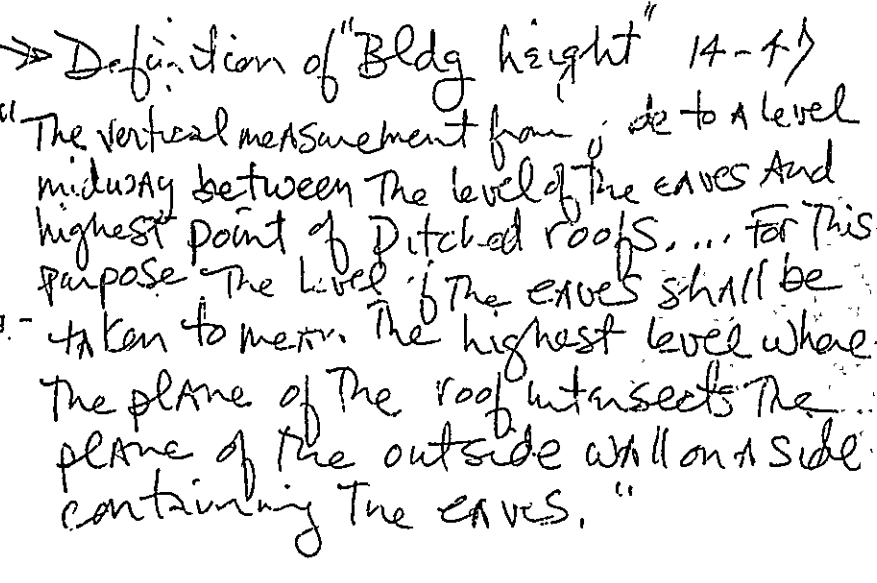
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P Samuel Hoffis, Chief of Inspection Services

/el 3/16/95

Applicant: Ralph Ashmore Date: 6/20/05
Address: Veterans St / Spruce St - Peaks IS
Assessors No.: 85-G-192

CHECK-LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - IR-2
- Interior or corner lot -
- Use - Addition going upwards
- Sewage Disposal -
- Rear Yards - 14-436⁽²⁾ Allows an extension upwards to A
- Side Yards - full height
- Front Yards - 14-436 (b) Allows for the 2' overhang
- Projections -
- Height - 35' MAX - 34'8" shown - 
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -
- Site Plan -
- Shoreland Zoning -
- Flood Plains -

Definition of "Bldg height" 14-436
"The vertical measurement from grade to a level midway between the level of the eaves and highest point of Ditched roofs, ... For this purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves."

RPPLST6 CAMA Real Property System - Residential Display 6/26/95
 RPP092 Parcel Id: 085- - G-001-001 01/01 Acct: A2349295 16:19

Property Address 127 NEW ISLAND AVE
 Owner Name1 ASHMORE RALPH W (1, f, 1)
 Name2

Address 65 COMMERCIAL ST
 City/State/Zip FORTLAND ME 04101

Entrance Code 7 Land Use 18 # of Units 1
 Route 48 Zone IR2 Nbhc 100 District 17 Traffic 1
 Utilities 2.6 Desc 85-G-1-2 Total Sq Ft
 SPRUCE AVE Living Area 628
 PEAKS ISLAND
 2200SF

House Style 10 Year Built 1901 Total Rms 04 Total Bedrms 02

Baths Full 1 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 1

Attic 1 Phy Cond 4 CDU FR Heating Type 1 1 1 Wood/Coal Burn 0
 Next Screen []

RPPLST7 CAMA Real Property System - Residential Display 6/26/95
 RPP095 Parcel Id: 085- - G-001-001 01/01 Acct: A2349295 16:20

LWR	1ST	2ND	3RD	APEA
A	MAIN	STR		0448
B	10			0093
C	10			0084
D	14			0108
E				
F				
G				
H				
I				
TOTAL AREA:				628

Return []