



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

085-N-010

LOCATION Island Ave/Alderbrook Rd, Peaks Island

Issued to Walt & Jane Tuttle

Date of Issue 07 July 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 95115, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Residence

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/9/96

(Date)

Inspector

Inspector of Buildings

Notes: This certificate identifies lawful use of building or premises and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for no charge.

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

Location of Construction: Island Ave/Alder Brook Rd (P.I.)		Owner: Tuttle, Walt & Jane	Phone:	Permit No: 951156
Owner Address:	Leaser/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: NOV - 6 1995 CITY OF PORTLAND </div>
Contractor Name: Leddy Builders	Address: 64 Eastern Prom Ptld, ME 04101	Phone: 871-8083		
Past Use: Ind	Proposed Use: 1-fam	COST OF WORK: \$ 222,250.00	PERMIT FEE: \$66,700. / 455.00	
Proposed Project Description: Construct 16fam dwelling on existing foundation		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Permit Taken By: Mary Grassik	Date Applied For: 30 October 1995	Signature:	Date:	Zone: CBL: 005-M-010 Zoning Approval: Foundation Permit previously issued Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland 4/13/89 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision 7/1/90 <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: Paul Leddy	ADDRESS:	DATE: 31 Oct 95	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:	PHONE:		

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Inspection
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **11/1/95**

CEO DISTRICT **8**

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

COMMENTS

Lined area for handwritten comments, currently blank.

Inspection Record

	Type	Date
Foundation:	Completed long ago	1/17/96
Framing:	OK	4/17/96
Plumbing:	OK	6/13/96
Final:	OK	
Other:		

Inspection Services
F. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 5, 1995

Walter and Jane Tuttle
Island Ave. & Alderbrook Rd.
Peaks Island, ME 04103

RE: 985-M-010
Peaks Island, Maine

Dear Mr. & Mrs. Tuttle,

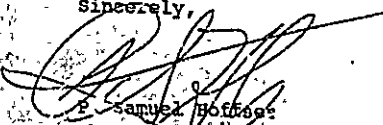
Your application to construct a single family dwelling on existing foundation has been reviewed and a permit is herewith issued subject to the requirements listed below.

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

1. Please read and implement items 7, 9, 11, 14, 15 and 16 of the attached Building Permit Report.
2. Perimeter drains shall be installed as per Section 1813.5 of the City's building code.
3. Waterproofing and damp proofing shall be installed as per Section 1813.0 of the City's building code.

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

Sincerely,


F. Samuel Hoffses
Chief, Inspection Services

BUILDING PERMIT REPORT

DATE: November 6, 1995 ADDRESS: Island Ave. & Alderbrook Rd., Peaks Island

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Walter & Jane Tuttle

CONTRACTOR: Leddy Builders

APPROVED: Per items #7, 9, 11, 14, 15, & 16

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions 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 square 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 (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 square 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, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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 F-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)
- *11. Guardrail and Handrail: 11-2. 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 inches, except Use Group F which is 36 inches. In occupancies in Use Group A, B, F-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balustrery or be of solid material such that a sphere with a diameter of 4 inches 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 and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and F-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 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 for 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 Boffes
 Chief, Inspection Services

Applicant: Paul Leddy Date: 11/2/95
Address: Alden Brook Road, P.I.
Assessors No.: 85-Ni-10

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - IR-1
- Interior or corner lot -
- Use -
- Sewage Disposal -
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -
- Site Plan - *yes*
- Shoreland Zoning - *yes*
- Flood Plains -

Previously reviewed in foundation See Attached Permits