

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0 207

B.O.C.A. TYPE OF CONSTRUCTION

MAR 19 1985

ZONING LOCATION R-2 PORTLAND, MAINE March 19, 1985

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Loc #109-A-B-18 Cliff Island Fire District #1 #2

1 Owner's name and address Gordon E. Howard, P.O. Box 103, Telephone 774-8199

2 Lessee's name and address Cliff Island 04019 Telephone

3 Contractor's name and address Robert C. Howard, Cliff Island Telephone

No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 2,000.00 Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee

@ 775-5451

Late Fee

to construct a 12' x 12' screened in porch and deck as shown on existing dwelling

TOTAL \$ 20.00

Stamp of Special Conditions

send to #1

NOTE TO APPLICANT. Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repair to cars habitually stored in the proposed building?

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

BUILDING CODE

Fire Dept.

Health Dept.

Others:

Signature of Applicant Gordon E. Howard Phone # 774-8199

Type Name of above Gordon E. Howard 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Handwritten signature/initials



A

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date June 4, 19 86
Receipt and Permit number P-25863

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 109A-B-18 Rear Isl. Ave. Cliff Isl.

OWNER'S NAME: Gordon E Howard ADDRESS: lives there

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	3.00
FIXTURES: (number of)	
Incandescent <u>1</u> Fluorescent <u>1</u> (not strip) TOTAL	3.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes ..	
METERS: (number of)	
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws _____ Over 20 kws	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels	
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	
Signs 20 sq. ft. and under	
Over 20 sq. ft.	
Swimming Pools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under	
over 30 amps	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, battery	
Emergency Generators	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-18.b)	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: <u>6.00</u>

INSPECTION:
Will be ready on _____, 19____; or Will Call xx

CONTRACTOR'S NAME: _____
ADDRESS: _____
TEL.: 774-81929

MASTER LICENSE NO.: _____ **SIGNATURE OF CONTRACTOR:** Gordon E Howard

LIMITED LICENSE NO.: _____

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8116

Location of Construction: Island Ave (Rear) Cliff Island		Owner: Howard, Gordon		Phone:	Permit No. 951157
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Robert Howard		Address: Box 53 Cliff Island, ME 04019		Phone: 755-2850	
Past Use: 1-FAR		Proposed Use: Same w/addition		COST OF WORK: \$ 6,500.00	PERMIT FEE: \$ 55.00
Proposed Project Description: Construct Addition (8 x 12) Construct Deck (6 x 12)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A Type: 5P Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresh		Date Applied For: 01 November 1995		PEDESTRIAN ACTIVITIES DISTRICT (B/D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

PERMIT ISSUED
NOV - 6 1995
CITY OF PORTLAND

Zone: TR-1 CBL: 109A-B-01B
Zoning Approval: *[Signature]*
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

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: *11/1/95*

CEO DISTRICT **6**
A. Rowle

- 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: *Robert Howard* ADDRESS: _____ DATE: **01 November 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

COMMENTS

8/29/96 OK As Above

[Handwritten mark]

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 6, 1995

Mr. Robert Howard
Box 53
Cliff Island, ME 04109

RE: Island Avenue
(109A-B-018)
Cliff Island, Maine

Dear Mr. Howard,

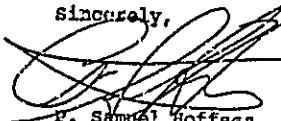
Your application to construct a 6' x 12' deck and a 0' x 12' addition has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

1. This dwelling is to remain a single family dwelling. Any change of use would require a separate permit and review.
2. All shoreland zoning requirements shall be adhered to as most of the lot is within the 250' shoreland setback zone. (see attached)
3. Please read and implement items #1, 7, 9, 11, 13, 14 and 16 of the attached Building Permit Report.

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

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

cc: H. Schmuckal, Asst. Chief, Insp Svcs

BUILDING PERMIT REPORT

DATE: November 6, 1995

ADDRESS: 109-A-80018th Island Ave., Cliff Island

REASON FOR PERMIT: To construct a 6'x12' deck and a 8'x12' addition

BUILDING OWNER: Gordon Howard

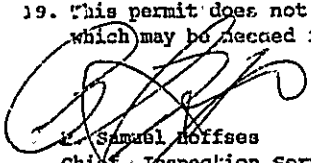
CONTRACTOR: Robert Howard

APPROVED: PER #1,7, 9, 11, 13,
14 & 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 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 107.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 brusters 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 R-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.


L. Samuel Hoffses
Chief, Inspection Services

SHORELAND ZONING REQUIREMENTS

WITHIN 75' OF NORMAL HIGH-WATER LINE:

- There shall be no cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is not allowed, except to remove safety hazards.
- No cleared opening greater than 50 square feet in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10' in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is not created.
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits and review.

BEYOND THE 75' SETBACK, WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 square feet, whichever is greater.

RE: Timber Harvesting:

- There can be no single clear cut openings greater than 10,000 square feet in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 square feet must be 100' apart.
- Clear cut openings must be included in the calculations of total volume removal.

W: SHORZONE
8/24/95

Applicant: Robert Howard

Date: 11/3/95

Address: Bear Island Ave, Cliff Island

Assessors No.: 109A-B-1B

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-1

Interior or corner lot -

Use - New Addition 9x12
New Deck 6x12

Sewage Disposal -

Rear Yards - 30' req - 90' shown

Side Yards - 20' req - 60' shown

Front Yards - 30' req - 90' shown

Projections -

Height -

Lot Area - 345,120^{sq}

Building Area - MAX 20% lot coverage

Area per Family -

Width of Lot -

Lot Frontage -

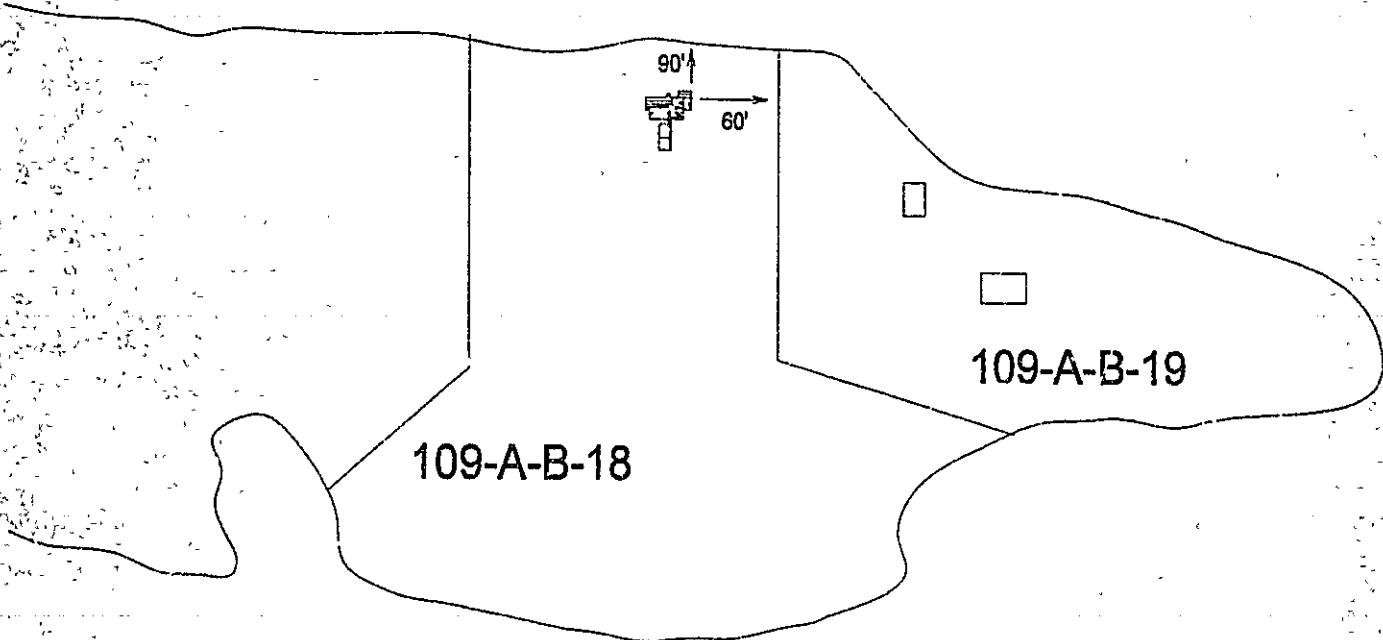
Off-street Parking -

Loading Bays -

Site Plan -

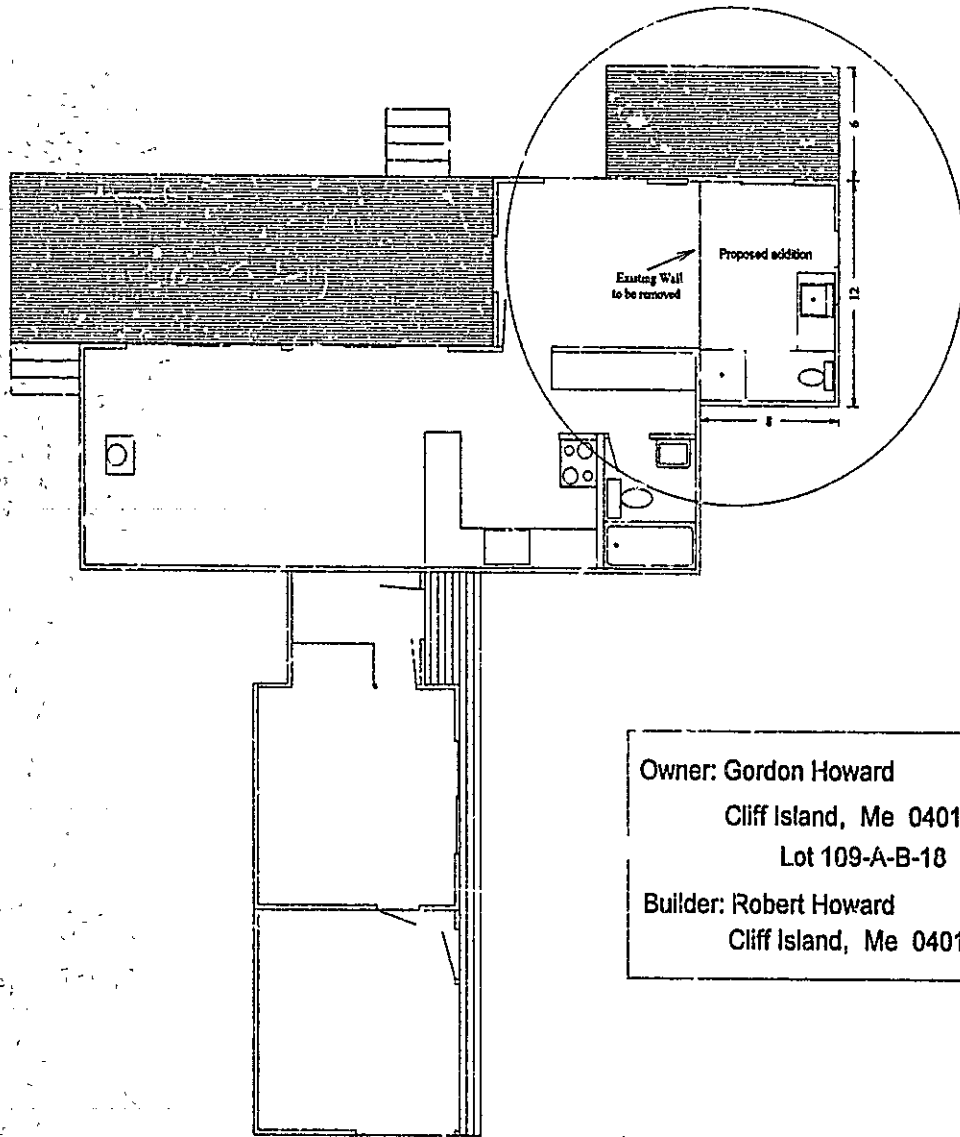
Shoreland Zoning - yes - must be 75' back - 90' shown.
Flood Plains - most of lot is in shoreland zone

① Condition: to remain a single family
② Comply with attached Shoreland Zoning Requirements



Owner: Gordon Howard
Cliff Island, Me 04019

Builder: Robert Howard
Cliff Island, Me 04019



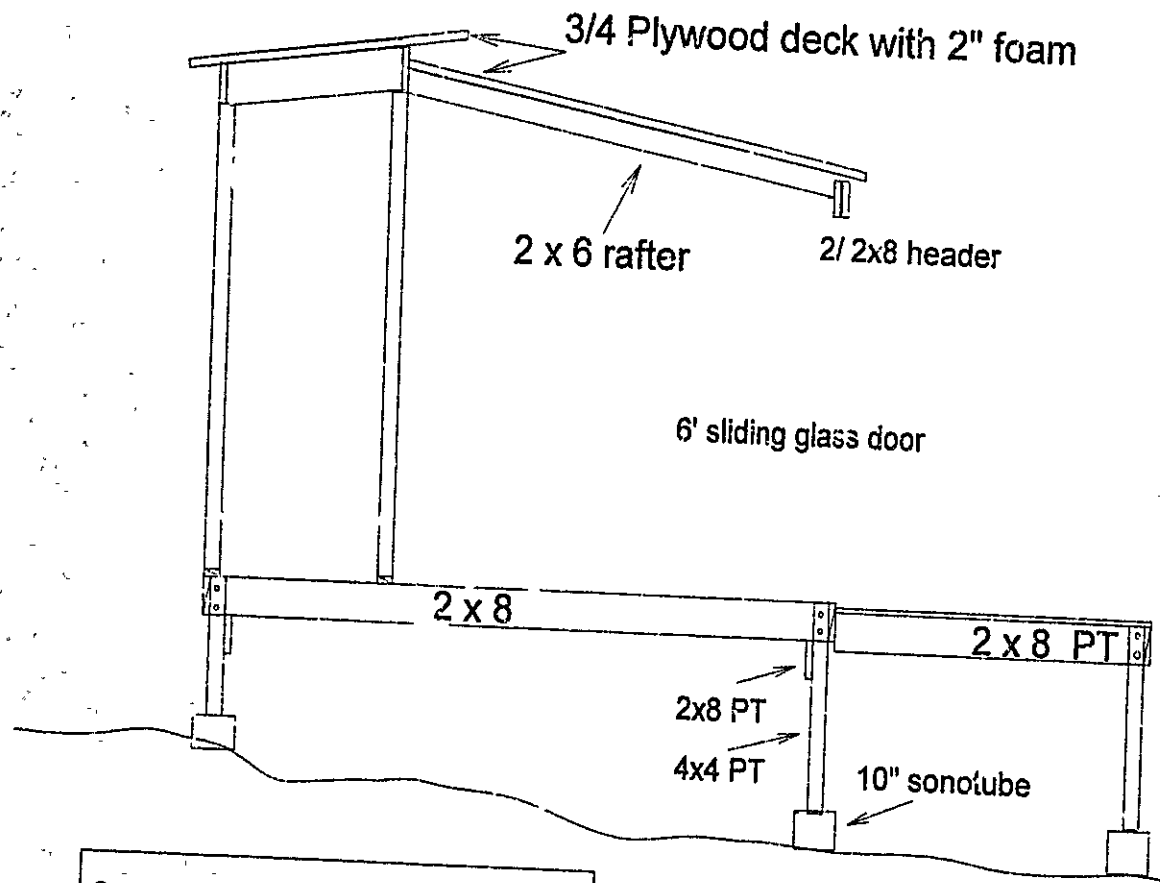
Owner: Gordon Howard

Cliff Island, Me 04019

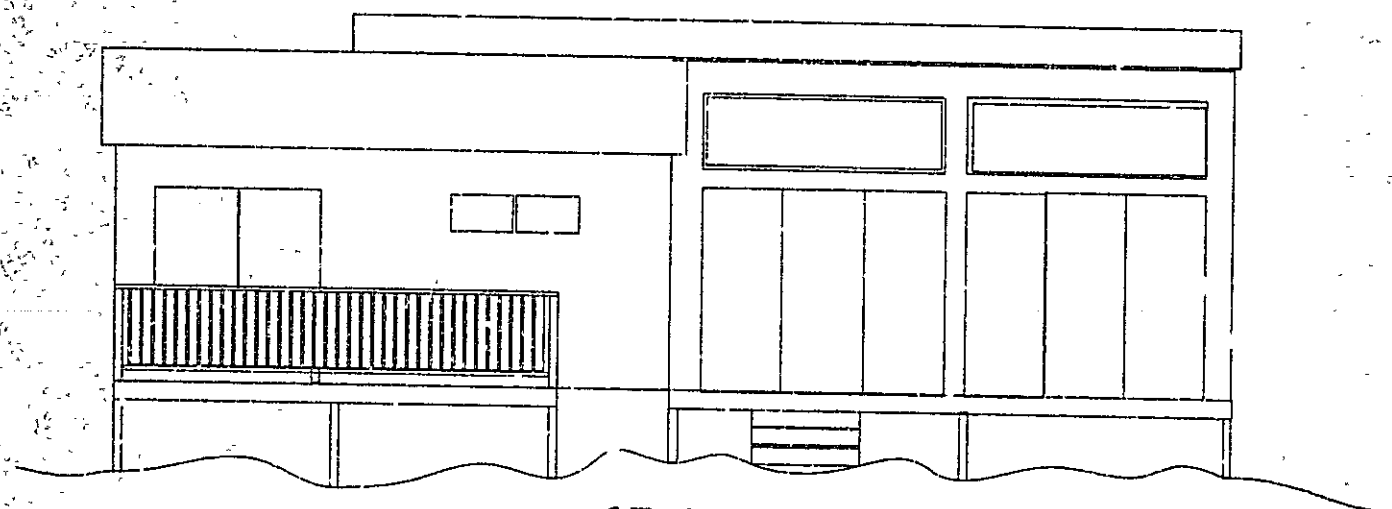
Lot 109-A-B-18

Builder: Robert Howard

Cliff Island, Me 04019

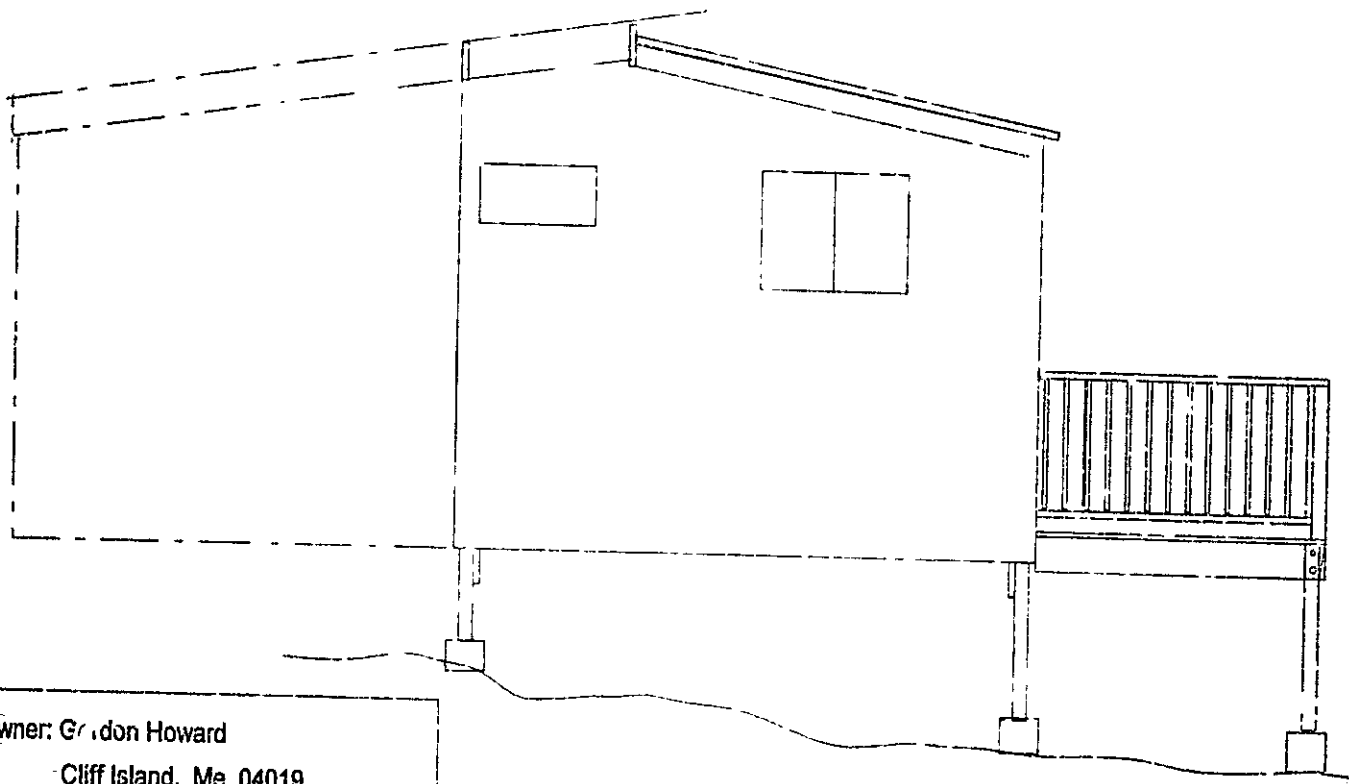


Owner: Gordon Howard
Cliff Island, Me 04019
Lot 109-A-B-18
Builder: Robert Howard
Cliff Island, Me 04019



SE elevation

Owner: Gordon Howard
Cliff Island, Me 04019
Lot 109-A-B-18
Builder: Robert Howard
Cliff Island, Me 04019



Owner: Gordon Howard
Cliff Island, Me 04019
Lot 109 A-B-18
Builder: Robert Howard
Cliff Island, Me 04019

SW elevation