

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

Location of Construction: **Cliff Island Island Ave** Owner: **Walter Jellison** Phone: **799-1023** Permit No: **950604**

Owner Address: **1127/48 Channel Rd - So. Portland, ME 04106** Lessee/Buyer's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Business Name: \_\_\_\_\_

Contact Name: **self** Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Past Use: **1- (na)** Proposed Use: **Same w/abed** COST OF WORK: \$ **1200.00** PERMIT FEE: \$ **25.00**

FIRE DEPT.  Approved  Denied INSPECTION: Use Group **U** Type: **5B** Signature: \_\_\_\_\_ DOCA-43

Proposed Project Description: **Construct shed 12 x 30** PEDESTRIAN ACTIVITIES DISTRICT (PAD) Action:  Approved  Approved with Conditions  Denied Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: **Mary Crasik** Date Applied For: **12 June 1995**

Zone: **EM-1** CBL: **189-R-E-009/012** Zoning Approval:

Special Zone or Reviews:  Shoreland  Wetland  Flood Zone  Subdivision  Site Plan (maj)  minor  min

Zoning Appeal:  Variance  Miscellaneous  Conditional Use  Inconsistency  Approved  Denied

Historic Preservation:  Not in District of Landmark  Does Not Require Review  Requires Review

Action:  Approved  Approved with Conditions  Denied

**PERMIT ISSUED WITH REQUIREMENTS**

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: **Walter Jellison** ADDRESS: \_\_\_\_\_ DATE: **12 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

CEO DISTRICT: **6** **M.A. ROVER**

COMMENTS

7/3/95 Work in progress. OK  
8/20/96 Stud done. OK

Inspection Record

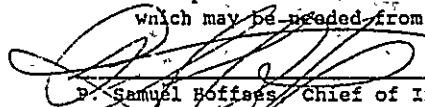
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



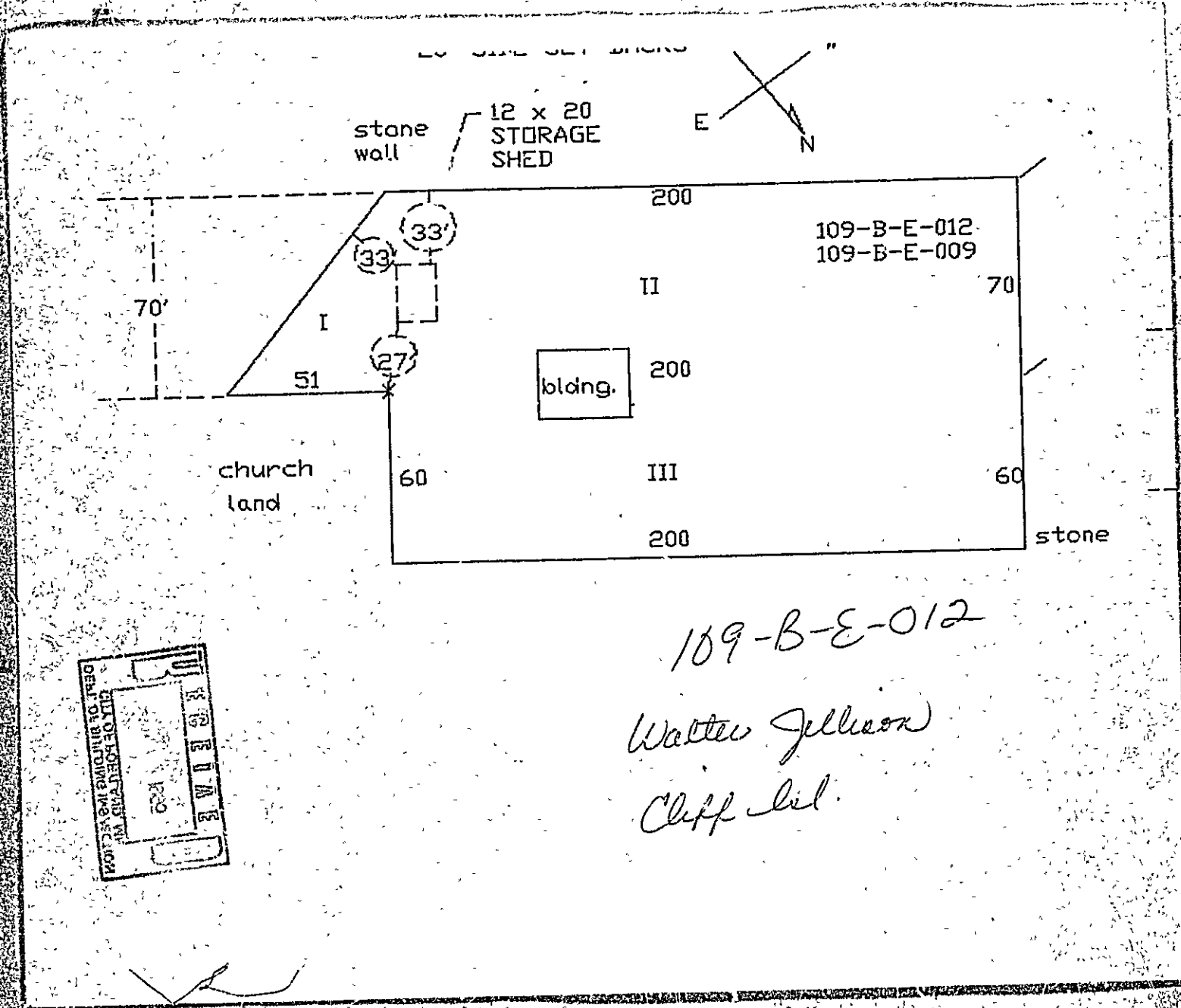
1. In the immediate vicinity of bedrooms
2. In all bedrooms
- 3.. In each story within a dwelling unit, including basement.

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)
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, H-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)
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.
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 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 Hoffes, Chief of Inspection Services

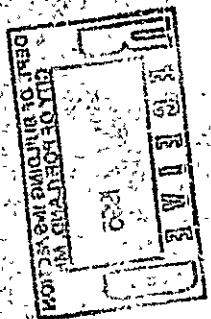
/el 3/16/95



109-B-E-012

Walter Jellison

Cliff Hill



## 12' X 20' STORAGE BUILDING

8-6" SONOTUBE POSTS

3 TAB FIBERGLASS SHINGLES ON 15# FELT

1X8 PINE RIDGEBOARD

15/32 WAFERBOARD SHEATHING

2X4 COLLAR TIE EVERY 3RD RAFTER

2X6 RAFTERS 16 O.C.

2X4 DBL. TOP PLATE

2X4X7'6 STUDS 16 O.C.

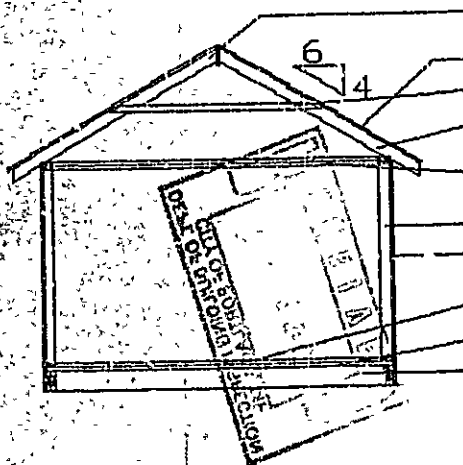
5/8 X 4 X 8 T-111 SIDING/SHEATHING

2X4 SOLE PLATE

5/8 X 4 X 8 CDX PLY FLOOR

2X6 PT JOISTS DBL ON PERIMETER

16 O.C.



**City of Portland, Maine -- Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8763, FAX: 874-8716

Location of Construction: <b>Island Ave (Cliff Island)</b>		Owner: <b>Jellison, Walter &amp; Carole</b>		Phone:	Permit No: <b>951272</b>
Owner Address:		Leasee/Buyer's Name:		Phone:	<b>PERMIT ISSUED</b> DEC - 5 1995 <b>CITY OF PORTLAND</b>
Contractor Name: <b>Robert Howard</b>		Address: <b>Box 53 Cliff Island, ME 04119</b>		Business Name: <b>766-2830</b>	
Past Use: <b>1-fam</b>	Proposed Use: <b>Same</b>	COST OF WORK: <b>\$ 35,600.00</b>		PERMIT FEE: <b>\$ 195.00</b>	
Proposed Project Description: <b>Reconstruct</b> <b>Add second story &amp; Expand Footprint</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <b>11</b>	
		Signature:		Signature: <b>11</b>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zoning Approval: <b>OK 11/19/95</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <b>Mary Crestk</b>		Date Applied For: <b>21 November 1995</b>			

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 work.

**Zoning Appeal:**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Appeal  
 Denied

**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 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

**20 November**  
**21 November 1995**

SIGNATURE OF APPLICANT: <b>Robert Howard</b>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:			PHONE:

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: **11/20/95**

**CEO DISTRICT**

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

8/20/96 Nearly Complete. COMMENTS  
Smoke detector in rear  
bedroom doesn't work. Above

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



BUILDING PERMIT REPORT

DATE: December 4, 1995 ADDRESS: Island Avenue, Cliff Island  
(109-BE-(2))

REASON FOR PERMIT: Add a second story and expand footprint

BUILDING OWNER: Walter and Carol Jellison

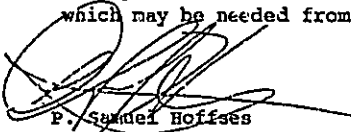
CONTRACTOR: Robert Howard

APPROVED: See items #1,2,7,9,11,13,  
14, 15 and 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 no 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 407.C of the BOCA/1993)
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P. Samuel Hoffses  
Chief, Inspection Services

Applicant: Robert Howard  
Address: Island # E, Club Island Date: 10/1/95  
Assessors No.: 1098-E-12

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - IR-1
- Inerior or corner lot -
- Use - Family
- Sewage Disposal -
- Rear Yards - 30' req - N/A
- Side Yards - 20' req - 35' & 40' shown
- Front Yards - 30' req - 60'
- Projections - shows sliding door for deck, hi. no. of shown
- Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -

Site Plan - N/A  
Shoreland Zoning - N/A  
Flood Plains - N/A

→ 11/1/95 - now says not adding A bedroom in master - I asked for Smelly

HCE - 200 needed - Adding A Bedroom

11/30/95 Spoke to Robert Howard

REPS 511 LAND, Real Property System - Residential Display 11/30/75  
Parcel Id: 109-B-E-012-001 0101 Acre: 30285096 08:35

Property Address ISLAND AVE  
Owner Name NELLISON, ALGER L & (1, f, 1)  
Name CAROLE ANIS  
Address 46 CHANDEL RD  
City/State/Zip SE PORTLAND, ME 04106

Entrance Code 57 Land Use 14 # of Units 1  
Route 57 Zone IR Non 100 District 23 Traffic 1  
Definition 58 Desc 109B-E-12 ISLAND AVE Total Sq Ft  
CLIFF ISLAND Living Area 357  
50423 SE

Home Style 10 Year Built 1900 Total Rms 03 Total Bedrms 01  
Baths 01 Half 00 Kitchen Remodel 0 Bath Remodeled 2 Basement 1

Any Cond 50 DRIVE Heating Type 1 1 1 Wood/Coal/Burn 0  
North Green I  
REPS 511 LAND, Real Property System - Residential Display 11/30/75  
Parcel Id: 109-B-E-012-001 0101 Acre: 30285096 08:35

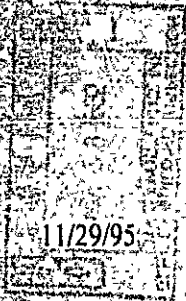
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Return

Bob Howard  
Cliff Island, Maine  
04019



Building Inspections  
Portland City Hall  
874-8716

Attn: Marv

Here are the drawings to go be included with the Jellison's permit application.  
There should be 7 Pages including this cover sheet

Thanks

CLIFISLE@MAINELINK.NET

207-766-2850

LIFFISLE@AOL.COM

<http://www.mainelink.net:80/~clifisle/>

Bob Howard  
Cliff Island, Maine  
04019

11/30/95

Portland City Hall  
Building Inspections  
874-8716

Attn: Marge

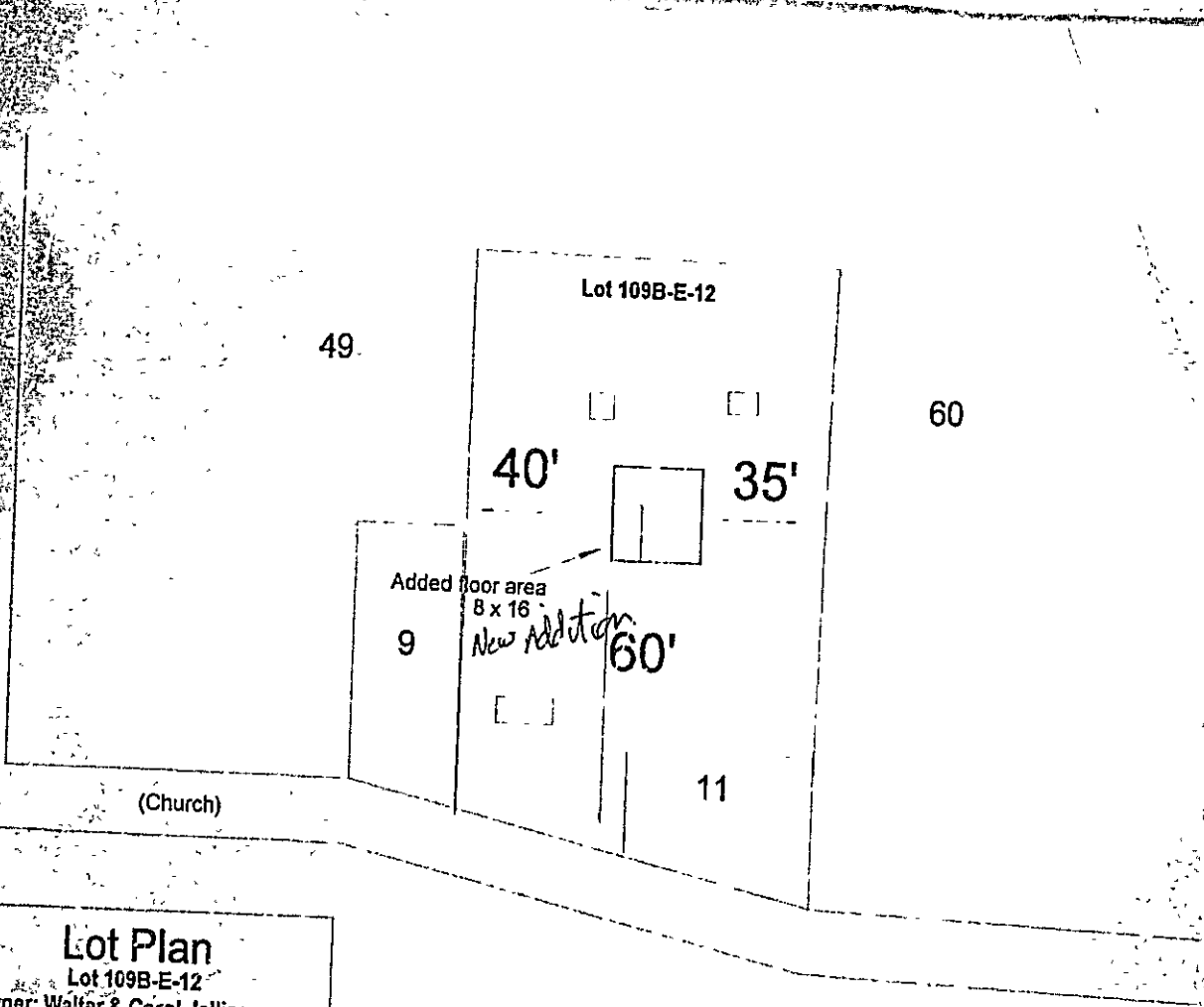
Here is a revised lot plan.

Thanks  
Bob

From Bob Howard To Many Inspectors

Date: 10/05/16 16:01:20

Page 2 of 2



**Lot Plan**  
 Lot 109B-E-12  
 Owner: Walter & Carol Jellison  
 48 Channel Rd  
 S. Portland, Me 040106  
 Builder: Robert Howard  
 Cliff Island, Me 04019

## 2nd Floor Plan

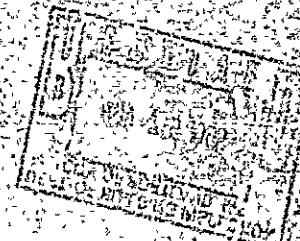
Lot 109B-E-12

Owner: Walter & Carol Jellison  
48 Channel Rd  
S. Portland, Me 040106

Builder: Robert Howard  
Cliff Island, Me 04019

26' 0"

22' 0"







**Side Elevation**

Lot 109B-E-12

Owner: Walter & Carol Jellison  
48 Channel Rd  
S. Portland, Me 040106

Builder: Robert Howard  
Cliff Island, Me 04019

Existing porch

Existing house

Added Floor area

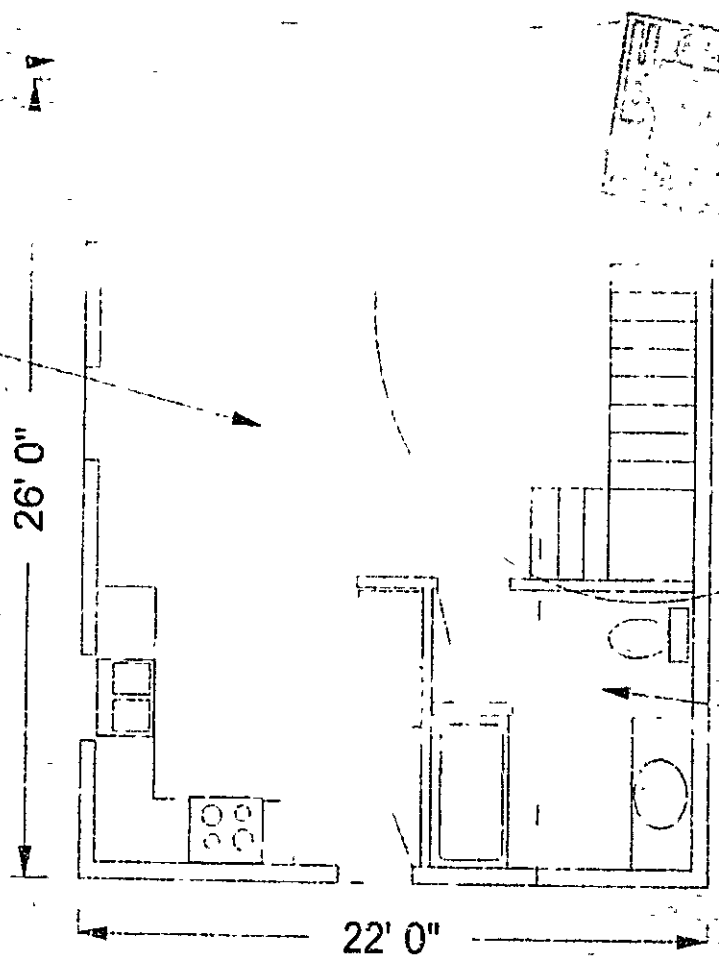
26' 0"

**1st Floor Plan.**

Lot 109B-E-12  
Owner: Walter & Carol Jellison  
48 Channel Rd  
S. Portland, Me 040106  
Builder: Robert Howard  
Cliff Island, Me 04019

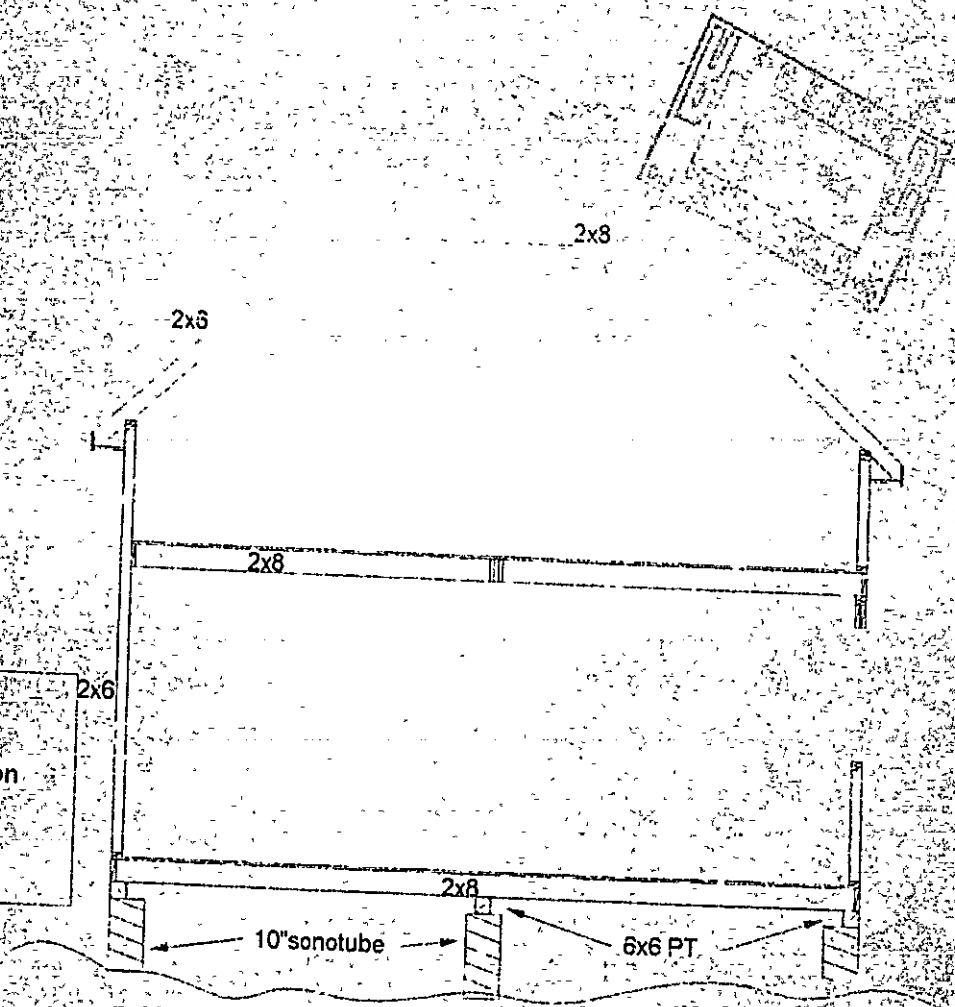
Existing bath

22' 0"



# Framing Plan

Lot 109B-E-12  
Owner: Walter & Carol Jellison  
48 Channel Rd  
S. Portland, Me 040106  
Builder: Robert Howard  
Cliff Island, Me 04019





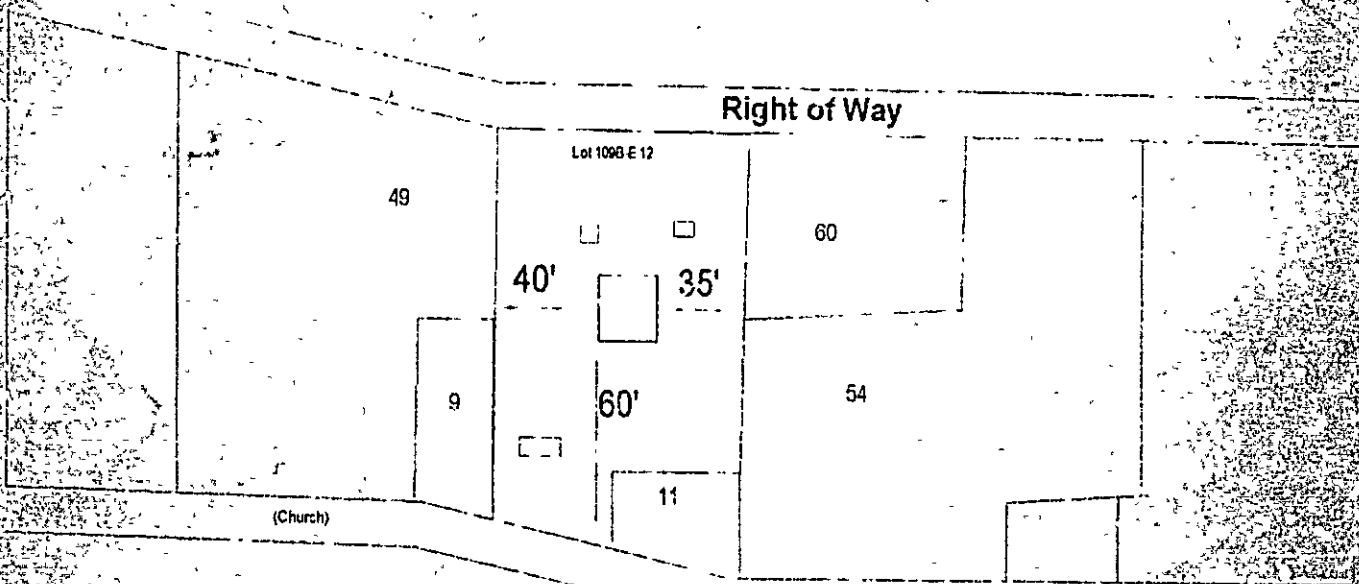
**End Elevation**

Lot 109B-C-12

Owner: Walter & Carol Jellison  
48 Channel Rd  
S. Portland, Me 040106

Builder: Robert Howard  
Cliff Island, Me 04019

N



**Lot Plan**  
Lot 109B E-12  
Owner: Walter & Carol Jellison  
48 Channel Rd  
5 Portland, Me 040108  
Builder: Robert Howard  
Cliff Island, Me 04019