

ISLAND AVENUE (REAR) CLIFF ISLAND
109B-E-38

June 12, 1975

Thomas O'Reilly
109B-E-38 Rear Island Ave.
Cliff Island, Maine

Re: 109B-E-38 Island Ave.

Dear Sir:

In checking your application to construct a 16' x 28' two story frame addition at the above named location, we find that we are unable to continue processing your permit until further information is provided as follows.

1. Is this building being changed to a two family dwelling?
2. This office has no record of any sewer system for that lot therefore, we will have to know what type of system is to be used.

Please submit plans showing location and type of system so that this can be approved by the plumbing inspector.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:k

Applicant: THOMAS OREILLY

Date: 6/9/75

Address: CLIFF ISLAND

Assessors #: 109B-E-38

CHECK LIST AGAINST ZONING ORDINANCE

Date - EXISTING

Zone Location - R-2

Interior or corner lot -

40 ft. setback area (Section 21) - *NO*

Use - *TWO STORY 16' X 38' ADDITION*

Sewage Disposal -

Rear Yards - 50' - 15' MIN.

Side Yards - 30' ± - 30' ± - 14' - 14' MIN.

Front Yards -

Projections -

Height - *TWO STORY*

Lot Area - 16,000 ϕ

Building Area - 784 ϕ - 2,000 ϕ MAX.

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

EXISTING



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

JUN 13 1975

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-2 PORTLAND, MAINE, June 6, 1975

454
CITY of PORTLAND

To the DIRECTOR 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 109B-E-36 rear Cliff Island, Maine Fire District #1 #2

1. Owner's name and address Thomas O'Reilly, same Telephone

2. Lessee's name and address

3. Contractor's name and address owner Telephone

4. Architect

Proposed use of building addition Specifications

Last use

Material

Other buildings on same lot

Estimated contractual cost \$ 6,000.00 Fee \$ 24.00

FIELD INSPECTOR—Mr. Smith

GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling

to construct a 16' x 28' addition to and existing ~~dwelling~~ per plan.

- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

Stamp of Special Conditions

sewerage notice sent to Eric 6/9/75

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber—Kind

Size Girder

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

On centers: 1st floor

Maximum span: 1st floor

If one story building with masonry walls, thickness of walls?

IF A GARAGE

No. cars now accommodated on same lot

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: O.R. McG. 6/13/75

BUILDING CODE: O.R. McG. 6/13/75

Fire Dept.

Health Dept.

Others:

MISCELLANEOUS

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

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

Signature of Applicant Thomas J. O'Reilly Phone # 766-2657

Type Name of above

Other

FIELD INSPECTOR'S COPY

and Address

NOTES

7/16/75 - Skins to be removed
from ill.
Firestop was being portited in

Mr O'Reilly said he'd
remove skins and do necessary
fire stopping. P.L.S.

8/15/76 - work done

Permit No. 75/454

Location 109 B-E-38 R. CAUTERON

Owner Thomas O'Riordan

Date of permit 6-13-75

Approved

CITY OF PORTLAND, MAINE

Building & Inspection Services

June 12, 1975

C
Thomas O'Reilly
109B-E-38 Rear Island Ave.
Cliff Island, Maine

Re: 109B-E-38 Island Ave.

Dear Sir:

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Please submit plans showing location and type of system so that this can be approved by the plumbing inspector.

Very truly yours,

Malcolm G. Ward
Plan Examiner

Y
MGW:k

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

Location of Construction: <u>33 E 34 Island Ave - Cliff Island</u>		Owner: <u>Thomas J. D'Arby</u>	Phone: <u>765-1999</u>	Permit No: 940705
Owner Address: <u>Island Ave - Cliff Island, ME</u>		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: <u>04017</u>	Address:		Phone:	Permit Issued:
Past Use: <u>1-12-1989</u>	Proposed Use: <u>1-12-1989</u>	COST OF WORK: <u>\$ 110</u>	PERMIT FEE: <u>\$ 35</u>	PERMIT ISSUED JUL 14 1994
Proposed Project Description: <u>construct storage shed - 12'x15'</u>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <u>5B</u>	
Signature: _____		Signature: <u>[Signature]</u>		Zone: <u>CBL</u>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		City of Portland
Signature: _____		Date: _____		Zoning Approval: <u>[Signature]</u>

- This permit application does not 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 REQUIREMENTS

L. Chase
7/13/94

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 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: _____	ADDRESS: _____	DATE: _____	PHONE: _____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____			PHONE: _____

Zone: CBL

Special Zone or Flow Lws:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan major minor mm

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: [Signature]

CEO DISTRICT: [Signature]

White-Permit Desk Green-Assessor's Canopy-E.R.W. Pink-Public File Ivory Card-Inspector

COMMENTS

7/3/85 Owner has built building on
 creosote posts - no proper foundation.
 8/20/86 Still need proper under pinning. A/R

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

BUILDING PERMIT REPORT

Address 109-B-E-438 Date 14/July/94
Reason for Permit To Construct a Storage Shed 12x16'
Bldg. Owner: Thomas J. O'Reilly

Contractor: owner

Permit Applicant: _____

Approval: X /

CONDITION OF APPROVAL:

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) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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 system 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 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

9. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or R-4 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).

10. Guardrails & 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 Group R, except Use Group R which is 36". In occupancies in Use Group R, B, R-4, II, I-2, II 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section 10 subsections 1023.2 & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

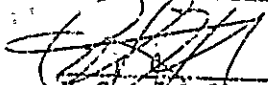
13. Headroom in habitable space is a minimum of 7'6".

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

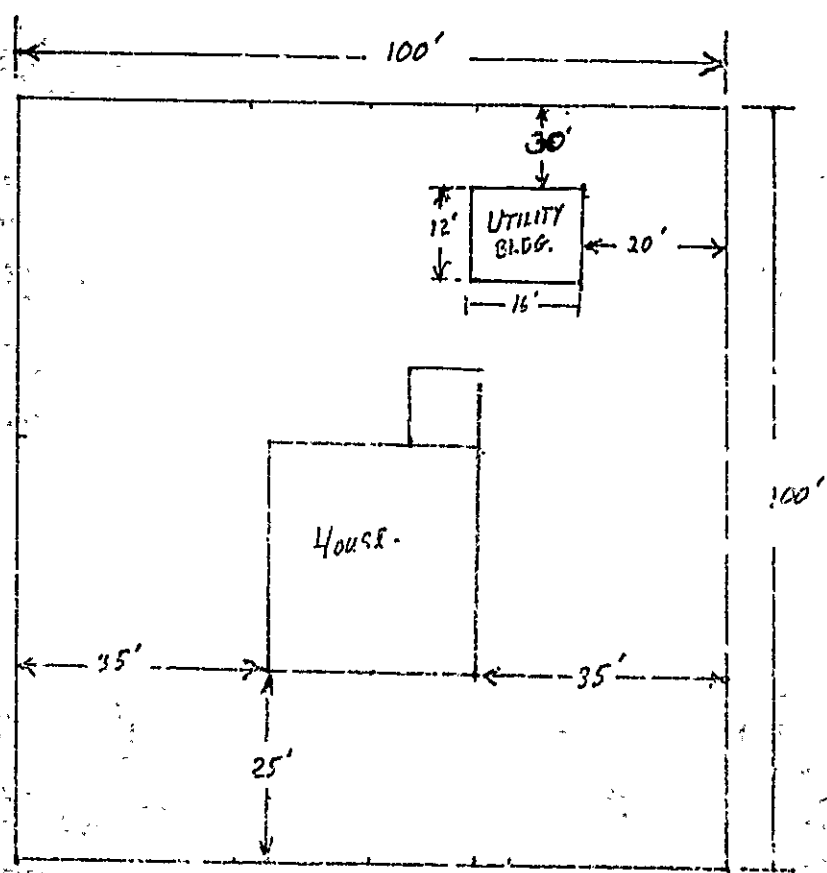
15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

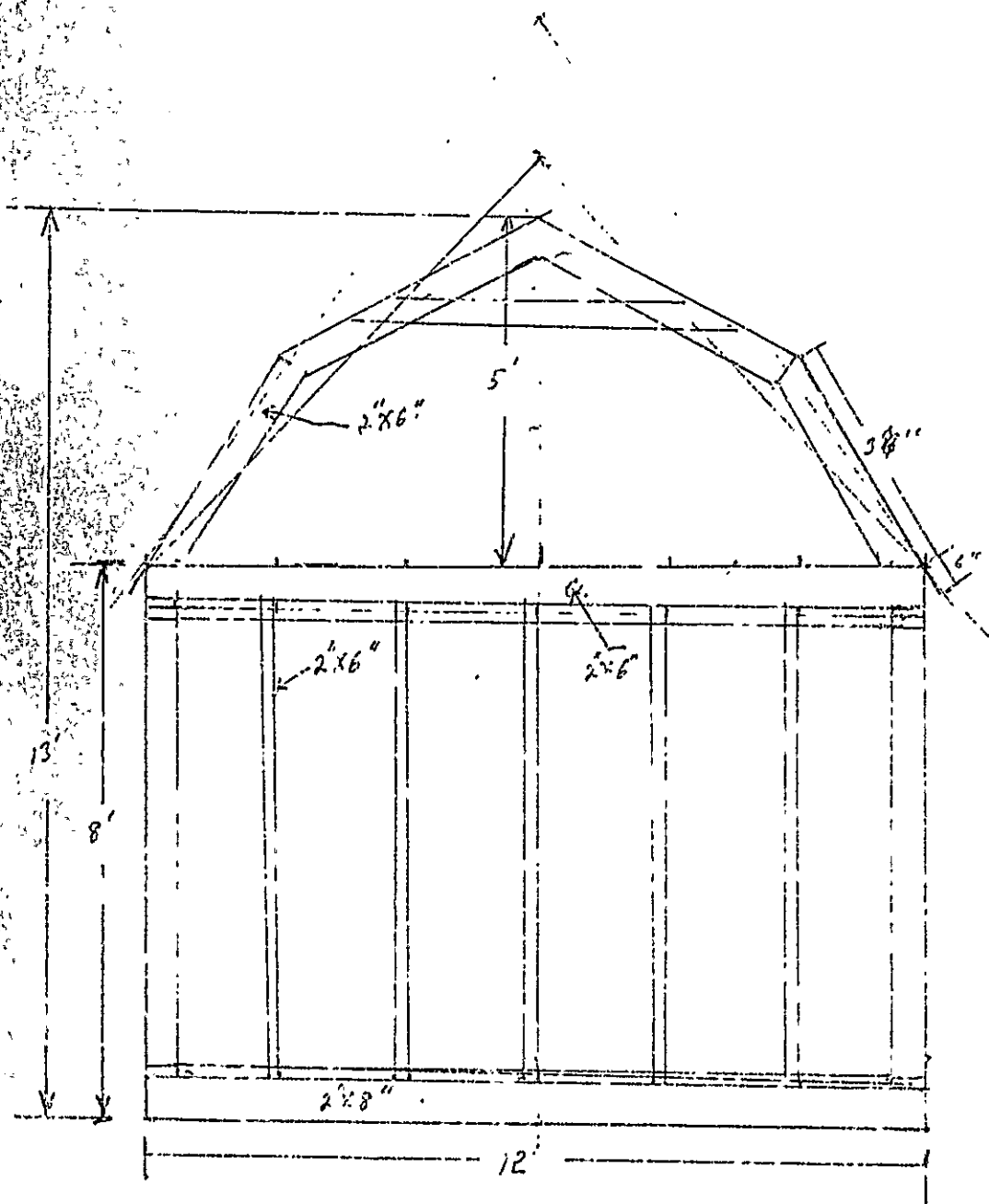
16. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5, M.R.S. 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.


F. Samuel Inaffes
Chief of Inspections

01/14/94 (redo w/additions)



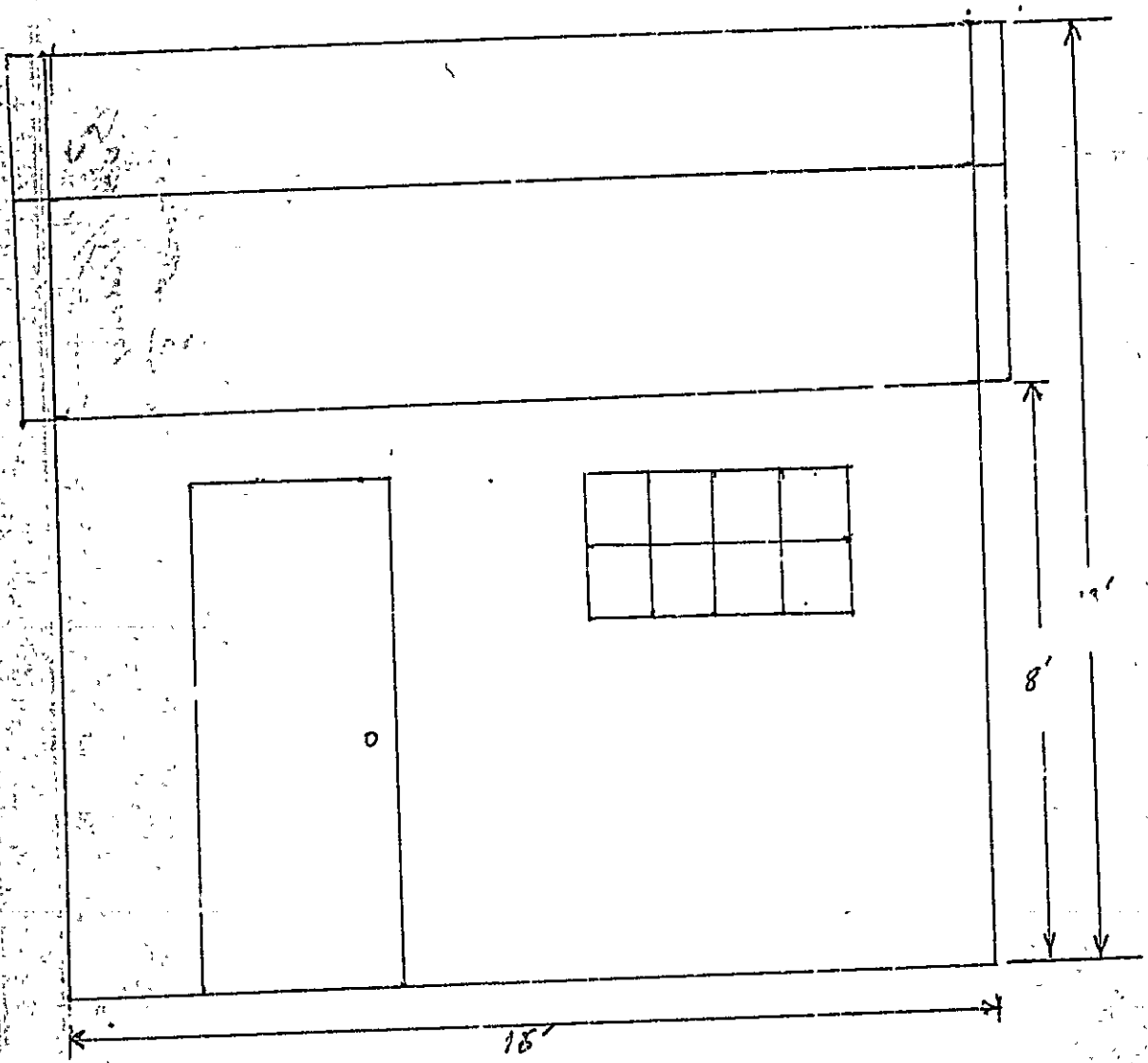


Tom's Barn 766-2998
Cliff Island, Portland, Me.

40	2" x 6" x 8'	Stud
16	2" x 6" x 12'	Rafters
8	2" x 6" x 16'	Scills
16	2" x 8" x 12'	Floor
24	2" x 4" x 8'	Roof
Rafters		

24	4' x 8' x 3/4"	Plywood -
Walls & Roof		

6	4' x 8' x 3/4"	Plywood -
Floor		



Handwritten notes in the top-left corner of the diagram, including the number '103' and some illegible scribbles.

18'

8'

12'

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Location of Construction: 109 B E 38 Island Ave - Cliff Island		Owner: Thomas J. O'Reilly	Phone: 766-2998	Permit No: 940705
Owner Address: Island Ave- Cliff Island, ME		Lease/Buyer's Name	Business Name:	Permit Issued: JUL 14 1994
Contractor Name: 04019	Address:	Phone:	PERMIT FEE: \$ 25	Zone: IRI CBL: 109-B-E-038
Past Use: 1-fam dtlg	Proposed Use: 1-fam w shed	COST OF WORK: \$ 1200	INSPECTION: Use Group Type 5 B	Zoning Approval: <i>Notified</i>
Proposed Project Description: construct storage shed - 12'x16'		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature: <i>Hoffman</i>	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 map <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		Signature: _____	Signature: _____	Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Date: _____	Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
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Thomas O'Reilly ADDRESS: _____ DATE: 7-13-94 PHONE: _____
SIGNATURE OF APPLICANT

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____
CEO DISTRICT 6

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

MA. ROWE