

ISLAND AVENUE  
109C-A-6-7-22

CLIFF ISLAND



(A) APARTMENT HOUSE ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED

1287

OCT 4 1945

Class of Building or Type of Structure Third Class

Portland, Maine, October 4, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~alter~~ ~~install~~ ~~the~~ following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Cliff Island, Maine Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's name and address James Rankin, Cliff Island Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address owner Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_

Proposed use of building Cottage No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material frame No. stories 1 Heat stove Style of roof pitch Roofing asphalt

## Memorandum from Department of Building Inspection, Portland, Maine

Cliff Island-Construction of stone chimney for James Rankin. 10/4/45

To owner:

The application for a permit which you filed at this office does not state what the thickness of the new stone chimney will be. The Building Code requires a minimum of 12 inches.

Chimney shall extend at least two feet above the highest point at which it comes in contact with the roof and at least as high as any roof surface within 10 feet, measured horizontally. Roof flashing adjoining chimney shall be so arranged as to provide for movement that may occur between chimney and roof.

(Signed) Warren McDonald  
Inspector of Buildings

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. WAVED

### Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

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 \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof pitch Rise per foot \_\_\_\_\_ Roof covering Class C Und. Lab. asphalt

No. of chimneys 1 Material of chimneys stone of lining tile Kind of heat stove fuel coal

Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ 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 repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no

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

INSPECTION COPY

Signature of owner

James Rankin

INSPECTION NOT COMPLETED

Permit No. 4571287

Location De Land Ave  
Hill Island

Owner G. James Rankin

Date of permit 10/14/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

NOTES



APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
1021

16 1935

Class of Building or Type of Structure Third

Portland, Maine, June 24, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Sunset Ave. Cliff Island. Ward Island Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address J. Rankin, Cliff Island Telephone \_\_\_\_\_

Contractor's name and address Owner Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

Proposed use of building Camp and Novelty Shop No. families \_\_\_\_\_

Other buildings on same lot Cottages

Plans filed as part of this application? no No. of sheets \_\_\_\_\_

Estimated cost \$ 300. Fee \$ 75

Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

General Description of New Work

To build 1 story frame building 12'-0" x 28'-0"

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 7/16/35

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate 8'-0"

Size, front 12' depth 28' No. stories \_\_\_\_\_ Height average grade to highest point of roof 11'-0"

To be erected on solid or filled land? solid earth or rock? rock

Material of foundation Cedar posts Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof Pitch Rise per foot 5" Roof covering Asphalt roll Glass C underwriters

No. of chimneys none Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat oil stove, Florence Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-1c" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

INSPECTION COPY

Signature of owner

James Rankin

458-58

Ward 112 Permit No. 35/1021  
Location Cliff Island  
Owner James Rankin  
Date of permit 7/16/35  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. 109C-A-6-7-22  
Final Inspn. \_\_\_\_\_  
Cert. of C. cupancy issued \_\_\_\_\_

NOTES

~~7/19/35 This was built several years ago without a permit. The assessor's caught it and made a complaint. Mr Rankin filed an application and appealed and permit was granted.~~  
JRB

7/12/35

Mr. Coleman

IS WAITING  
CAME IN  
TELEPHONED

TO SEE YOU WHILE YOU WERE OUT CONCERNING

Pankin agreed. Has no objection  
to this store

HE DESIRES THAT YOU TELEPHONE HIM No.

Don



City of Portland, Maine

*Appeal  
approved  
7/13/35  
35/30*

Appeal to the Municipal Officers to Reverse the Decision of the  
Inspector of Buildings Relating to the Property owned  
by James Rankin at <sup>Sunset</sup> Sunset Avenue, Cliff Island

*709-C-112*

June 24, 1935

To Municipal Officers:

Your Appellant, James Rankin  
who is the owner of property at Sunset Avenue, Cliff Island

respectfully petitions the Municipal Officers of the City of Portland to reverse the decision of  
the Inspector of Buildings relating to this property.

The decision of the Inspector of Buildings denies a permit to construct  
a one story frame building 12 x 28 feet and use a portion of it as a small  
novelty shop on the ground that the proposed building is located in an Apart-  
ment House Zone where such a use is not permissible under the precise terms of  
the Zoning Ordinance.

The reason for the appeal are as follows: This building was really built  
three or four years ago without a building permit and inadvertently on the part  
of the owner. Unaware of the requirements of the Zoning Ordinance he has been  
living in the building for some time and making and selling small wooden novelties  
from the camp. There has never been any objection on the part of any person  
and it is the appellant's belief that this little business may be conducted without  
detriment to anyone.



35/30

PUBLIC HEARING UPON THE APPEAL OF JAMES RANKIN

AT SUNSET AVENUE, CLIFF ISLAND

With relation to a small novelty shop

July 12, 1935

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the City were Councillor Deering and the Inspector of Buildings.

Mr. Rankin appeared in support of his appeal and there were no opponents present.

Inspector of Buildings.



35730

July 15, 1935

To The Municipal Officers:-

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of James Rankin with relation to the use of a building at Sunset Avenue, Cliff Island, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and that the permit be granted subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

35730

CITY OF PORTLAND, MAINE  
BOARD OF MUNICIPAL OFFICERS  
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

July 2, 1935.

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall on Friday, July 12, 1935 at 11:00 o'clock in the forenoon Daylight Saving Time upon the appeal of James Rankin with relation to his property on Sunset Avenue, Cliff Island.

Mr. Rankin has appealed seeking the right to establish or continue a small novelty shop in this building. The Inspector of Buildings was unable to issue a permit for this shop because the property in question is located in a so-called Apartment House Zone where use of a building for business purposes is not ordinarily permissible under the precise terms of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of hearing having been sent to owners of property within 500 feet of the premises in question as required by law.

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

Philip J. Deering, Chairman



Appeal

#2

James Randin - Cliff Island 109C-6-7-22  
Sheet 109C

B-1 Altheia Edna Favre - Cliff Island

B-2 Everett L. Coble N.R. <sup>% Herbert B. Vortisch</sup> 31 Claybourne St. Wachuset Mass.

B-3 Henry B. Coble

B-7 Benj G. Hall et al N.R. Marlboro Vt.

B-12 Chas W. ... Church Rd Cliff Island

~~B-11~~

Sheet 109-B

B-27 Ownership not determined.

E-31 Sarah E. McLeod 71 William - McLeod, Cliff Island

~~E-29~~

Noted:

James D. ... Cliff Island, 109C-6-7-22

C-31-121-I

August 25, 1934

Mr. James Rankin  
Cliff Island  
Portland, Maine

Dear Sir:

Replying to your letter of August 15th concerning the building, called "Rocky Ledge" which you have built without first securing a building permit, I can appreciate the situation in which you find yourself, but it is my duty to see that the law is complied with.

It will be necessary for you to apply at this office for a building permit precisely in the same manner as though the building had not been built, giving us a simple location sketch showing the location of the building with relation to your property lines and any other buildings that may be on the property; also with relation to any existing street lines. When applying for the permit, it will be necessary for you to give the nature of foundation, the over-all dimensions of the building, the height to the peak of the roof, and the height to the eaves, the kind of roofing, the sizes of gills, corner posts, floor joists and rafters, the kind of heat and chimney, if any, and a fair estimate of the total cost of materials and labor required to construct the building.

It appears that you are using the building for some sort of a novelty shop which introduces a difficulty because any business such as that is not ordinarily permissible under the terms of the Zoning Ordinance on the part of Cliff Island where your building is located. If you desire to continue the use of the building for any business purpose, the only way to legally accomplish it is to file an appeal with the Board of Municipal Officers who have authority to grant you that special right if they consider it for the best interest of all concerned to do so. If you decide to adopt this course, you may file your appeal at this office, and it would be well to do so without delay.

It is necessary that this matter be cleared up before September 1st, as it is not possible for an inspector to get to Cliff Island conveniently after that date.

Very truly yours,

Inspector of Buildings.

WA/HO



wish I had written a year  
ago but was very hard up.  
I am willing to do anything  
you say.

The lumber cost me  
about \$200 my own labor.  
the size is 12 x 20.

Banded in and shingled on  
the outside, roll roofing on  
roof.

Sincerely  
James Rankin  
Cliff Is. Me.



C-34-121-I

August 1, 1934

Mr. James Rankin  
Cliff Island  
Portland, Maine

Dear Sir:

Apparently a building about eight feet by twenty feet used for a novelty shop and named "Rocky Ledge", which you are reported to own, has been built on Cliff Island without a permit for the construction work first having been secured from this Department.

This is in violation of the Building Code of the City of Portland, and you are requested to get in touch with this office to see what may be done concerning this matter on or before August 22nd, 1934.

Very truly yours,

Inspector of Buildings.

WM/RO



(A) APARTMENT HOUSE ZONE

Complaint No. 74-121

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

August 10, 1954

Location Cliff Island Ward Isl. 1

Owner's name and address James Rankin, Cliff Island Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Use of building Novelty Shop - "Rocky Ledge"

General Description

Building 8' x 20' built without permit

Complainant's name and address ATH. Rosemary M. Hinds Telephone \_\_\_\_\_

Date of examination and conditions found \_\_\_\_\_

Action taken \_\_\_\_\_

INSPECTION COPY

R.P.H.

(A) APARTMENT HOUSE

Ward Del. Complaint No. C-34-121

Location Island ave Cliff Island

Date Received 8/10/34

Date Disposed of 7/15/35

NOTES

~~8/4/34. Mr Hinds reported this on his visit of 6/28/34. They find no record of any permit or assessment for this building, etc.~~

~~8/11/34 - Bell - mrd~~

~~8/22/34 - mrd~~

~~9/6/34. Mr McDonald took picture of this bldg~~

~~1/16/35 - At Field envelope 2/15/35 and permit from today~~

931172

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$55. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nancy N. Lux Phone # 766-5080  
Address: Island Ave- Cliff Island, ME 04019  
LOCATION OF CONSTRUCTION Island Ave - Cliff Island  
Contractor: Finstkind Bldrs Sub: 766-2827  
Address: Box 34- Cliff Island, ME Phone # 04019  
Est. Construction Cost: 7000 Proposed Use: 1-fam w addtn  
Past Use: 1-fam  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Staircases: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion const addition - 14'x14' - enclosed porch

**For Official Use Only**  
Date 11/30/93 Subdivision: \_\_\_\_\_  
Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
Bid Code \_\_\_\_\_ Lot # \_\_\_\_\_  
Time Limit \_\_\_\_\_ Owner/In \_\_\_\_\_ Public \_\_\_\_\_  
Estimated Cost: 7000 \_\_\_\_\_ Private \_\_\_\_\_

109 C A 6  
Foundation:  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Zoning: Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) \_\_\_\_\_

CEILING:  
1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark.  
3. Type Ceilings: \_\_\_\_\_ Do not require review.  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_ Requires review.

Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Span Action \_\_\_\_\_ Approved  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions.  
3. Roof Covering Type \_\_\_\_\_

Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: 12/18/93

Heating:  
Type of heat: \_\_\_\_\_  
Electrical:  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_  
3. Must conform to National Electrical Code and State Requirements

Permit Received By Louise E. Chase  
Signature of Applicant Roger Berle Date \_\_\_\_\_  
CEO's District \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS

CONTINUED TO REVERSE SIDE [6] MA. Rowe  
Ivory Tag - CEO

White - Tax Assessor

931040

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$70 Zone            Map #            Lot#           

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nancy Lux Phone # 766-5080  
 Address: Island Ave- Cliff Island, ME 04019  
 LOCATION OF CONSTRUCTION Island Ave- Cliff Island  
 Contractor: Finestkind Bldrs Sub: 766-2827  
 Address: 6 Island Ave- Cliff Island, ME 04019  
 Est. Construction Cost: 10,000 Proposed Use: 1-fam w addition  
 Part Use: 1-fam  
 # of Existing Res. Units            # of New Res. Units             
 Building Dimensions L            W            Tot'l Sq Ft.             
 # Stories:            # Bedrooms            Lot Size:             
 Is Proposed Use: Seasonal            Condominium            Conversion             
 Explain Conversion const addition to outbdg (guesthouse)

**For Official Use Only**

Date 11/3/93 Subdivision:             
 Inside Fire Limits            Name             
 Bldg Code            Lot             
 Time Limit            Ownership:            Public             
 Estimated Cost 10,000 CITY OF PORTLAND

Zoning: TR1  
 Street Frontage Provided             
 Provided Setbacks: Front            Back            Side            Side             
 Review Required:  
 Zoning Board Approval: Yes            No            Date:             
 Planning Board Approval: Yes            No            Date:             
 Conditional Use:            Variance            Site Plan            Subdivision             
 Shoreland Zoning Yes            No            Floodplain Yes            No             
 Special Exception             
 Other            (Explain)           

109 C.A. 6 - 14'x16'

Foundation:  
 1. Type of Soil:             
 2. Set Backs - Front            Rear            Side(s)             
 3. Footings Size:             
 4. Foundation Size:             
 5. Other           

Floor:  
 1. Sills Size            Sills must be anchored.  
 2. Girder Size:             
 3. Lally Column Spacing:            Size:             
 4. Joists Size:            Spacing 16" O.C.  
 5. Bridging Type:            Size:             
 6. Floor Sheathing Type:            Size:             
 7. Other Material:           

Exterior Walls:  
 1. Studding Size            Spacing             
 2. No. windows             
 3. No. Doors             
 4. Header Sizes            Span(s)             
 5. Bracing: Yes            No             
 6. Corner Posts Size             
 7. Insulation Type            Size             
 8. Sheathing Type            Size             
 9. Siding Type            Weather Exposure             
 10. Masonry Materials             
 11. Metal Materials           

Interior Walls:  
 1. Studding Size            Spacing             
 2. Header Sizes            Span(s)             
 3. Wall Covering Type             
 4. Fire Wall if required             
 5. Other Materials           

Ceiling:  
 1. Ceiling Joists Size:            Not in District nor Landmark  
 2. Ceiling Strapping Size            Spacing            Does not require review.  
 3. Type Ceilings:            Requires Review.  
 4. Insulation Type            Size             
 5. Ceiling Height:           

Roof:  
 1. Truss or Rafter Size            Span            Action: Approved  
 2. Sheathing Type            Size            Approved with Conditions  
 3. Roof Covering Type             
 Date: 11/3/93

Chimneys:  
 Type:            Number of Fire Places            Signature:           

Heating:  
 Type of Heat:           

Electrical:  
 Service Entrance Size:            Smoke Detector Required Yes            No           

Plumbing:  
 1. Approval of soil test if required Yes            No             
 2. No. of Tubs or Showers             
 3. No. of Flushes             
 4. No. of Lavatories             
 5. No. of Other Fixtures           

Swimming Pools:  
 1. Type:             
 2. Pool Size:            x             
 3. Must conform to National Electrical Code and State Law           

Permit Received By Louise E. Chase  
 Signature of Applicant R. K. Rowe Date 11/3/93

Signature of CEO Roger Rowe Date           

Inspection Dates           

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

931040

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$70 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Prop. r plans must accompany form.

PERMIT ISSUED

Owner: Nancy Lux Phone: 766-5080  
 Address: Island Ave- Cliff Island, ME 04019  
 LOCATION OF CONSTRUCTION: Island Ave- Cliff Island  
 Contractor: Vinestkind Bldrs Sub: 766-2827  
 Address: 6 Island Ave- Cliff Island # ME 04019  
 Est. Construction Cost: 10,000 Proposed Use: 1-fam w addition  
 Past Use: 1-fam  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq Ft \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: const addition to outbldg (guesthouse)

**For Official Use Only**  
 Date: 11/3/93  
 Inside Fire Limits \_\_\_\_\_  
 Bldg Code \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost: 10,000  
 Subdivision: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Public \_\_\_\_\_  
 Private \_\_\_\_\_

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning: Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

109 C A 6 - 14'x16'  
 Foundation:

- Type of Soil \_\_\_\_\_
- Set Backs: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- Footings Size: \_\_\_\_\_
- Foundation Size: \_\_\_\_\_
- Other \_\_\_\_\_

- Floor:
- Sills Size: \_\_\_\_\_ Sills must be anchored.
  - Order Size: \_\_\_\_\_
  - Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
  - Joists Size: \_\_\_\_\_ Spacing 16" O.C.
  - Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
  - Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
  - Other Material: \_\_\_\_\_

- Exterior Walls:
- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - No. windows \_\_\_\_\_
  - No. Doors \_\_\_\_\_
  - Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
  - Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
  - Corner Posts Size \_\_\_\_\_
  - Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
  - Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
  - Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
  - Masonry Materials \_\_\_\_\_
  - Metal Materials \_\_\_\_\_

- Interior Walls:
- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - Header Size: \_\_\_\_\_ Span(s) \_\_\_\_\_
  - Wall Covering Type \_\_\_\_\_
  - Fire Wall if required \_\_\_\_\_
  - Other Materials \_\_\_\_\_

- Ceiling:
- Joist Size: \_\_\_\_\_ Not in District for Landmark
  - Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Does not require review
  - Type Ceiling: \_\_\_\_\_ Requires Review
  - Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
  - Ceiling Height: \_\_\_\_\_
- Roof:
- Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
  - Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
  - Roof Covering Type \_\_\_\_\_ Date \_\_\_\_\_
- Chimneys:
- Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_
- Heating:
- Type of Heat: \_\_\_\_\_
- Electrical:
- Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_
- Plumbing:
- Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
  - No. of Tubs or Showers \_\_\_\_\_
  - No. of Flushes \_\_\_\_\_
  - No. of Lavatories \_\_\_\_\_
  - No. of Other Fixtures \_\_\_\_\_
- Swimming Pools:
- Type: \_\_\_\_\_
  - Pool Size: \_\_\_\_\_
  - Must conform to National Electrical Code and State Requirements

Permit Received By: Louise E. Chase  
 PERMIT ISSUED WITH REQUIREMENTS Applicant: Roger Berry Date: 11/3/93  
 Signature of CEO: \_\_\_\_\_ Date: \_\_\_\_\_  
 Inspection Dates: \_\_\_\_\_

White-Tax Assessor Yellow-GPCOG White Tag-CEO  
 Copyright GPCOG 1988  
 M.A. ROWE

PLOT PLAN



6/20/94  
Completed  
A. [Signature]

FEES (Breakdown From Front)  
Base Fee \$ 70 -  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
		6/20/94

COMMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_





9: A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 35 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code. All other Use Group shall have guards at least 42" in height.

10. 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".

11. 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.

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 6 feet 8 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. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

17. All exit signs, lights and means of egress lighting shall be done in accordance with Article 2 section 8 and subsections 822.0 & 823.0 of the City's building code (The BOCA National Building Code/1990).

Sincerely,

  
P. Samuel Hoffas  
Chief of Inspections

/am 10/28/93  
(redo w/additions)

931172

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$55. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nancy N. Lux Phone # 766-5080  
Address: Island Ave- Cliff Island, ME 04019

LOCATION OF CONSTRUCTION Island Ave - Cliff Island  
Contractor: Finestkind Bldrs Sub: 766-2827  
Address: Box 34- Cliff Island, ME Phone # 04019

Est. Construction Cost: 7000 Proposed Use: 1-fam w addtn  
Past Use: 1-fam  
# of Existing Res. \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

In Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion: const addition - 14'x14' - enclosed porch

109 C A 6  
Foundation:  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_ Span(s) \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

For Official Use Only  
Date 11/30/93  
Inside Fire Limits \_\_\_\_\_  
Bldg Code \_\_\_\_\_  
Time Limit \_\_\_\_\_  
Estimated Cost: 7000  
Subdivision: \_\_\_\_\_  
Name: \_\_\_\_\_  
Lot: DEC 15 1993  
Ownership: \_\_\_\_\_  
City of Portland  
Zoning: \_\_\_\_\_  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required: \_\_\_\_\_  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) \_\_\_\_\_  
WDA-72-12-13-93

CEILING:  
1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type of Ceilings: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_  
Historic Preservation  
Not in District nor Landmark  
Does not require review  
Requires Review

Roof:  
1. Truss or Rafter Size \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Span \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_ Size \_\_\_\_\_  
Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_

Heating:  
Type of Heat: \_\_\_\_\_  
Electrical:  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_  
Plumbing:  
1. Approval of soil test if required \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and \_\_\_\_\_  
Permit Received By: OUISE E. Chase  
Signature of Applicant: Roger Beale  
CEC District: \_\_\_\_\_

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO

16 MA. ROWE

PLOT PLAN



6/28/94  
Completed,  
Approved

FEES (Breakdown From Front)

Base Fee \$ 55  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

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 has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

W. K. Kern      76 Island Avenue Cliff Island, N.C. 04019      266-3800  
 SIGNATURE OF APPLICANT      ADDRESS      PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE NO.



109-CAG BUILDING PERMIT REPORT

Address Island Ave, Cliff Island, Md Date 15/Dec/93

Reason for Permit To Const. a 14x14' enclosed porch

Bldg. Owner: NA DCI, N. Lux

Contractor: Fires + Kind Bldrs

Permit Applicant: 11/1/93

Approval: X 1 X 9 X 12 X

CONDITION OF APPROVAL:

- X 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
4. 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.
5. 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 accessible INDICATING shut-off valve shall be installed in an accessible locations 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.
6. 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 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).
7. 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 (BOCA National Building Code 1990), and NFPA 101 Chapter 18 & 19.
8. Private garages located beneath rooms in buildings of Use Group R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2 inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 1/4 inch solid core wood doors or approved equivalent.

9. A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 35 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code. All other Use Group shall have guards at least 42" in height.

10. 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".

11. 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.

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 6 feet 8 inches.

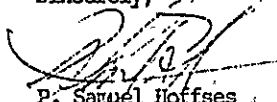
15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

16. 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.

17. All exit signs, lights and means of egress lighting shall be done in accordance with Article 8 section 822.0 & 823.0 of the City's building code (The BOCA National Building Code/1990).

18. This addition shall not be closer to the main building than existing front steps

Sincerely,

  
E. Samuel Hoffses  
Chief of Inspections

/dmm 10/28/93  
(redc w/additions)