

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 090948

SEP - 1 2009

CITY OF PORTLAND

This is to certify that GRAY JOSEPH E JR & MARIE JTS / Trowbridge has permission to Rebuild 6' x 20'4" side egress stairs plus 7' grade reserves 1st floor on the second floor AT 31 SHERMAN ST City ID: 036 E014001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

[Signature] 9/1/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

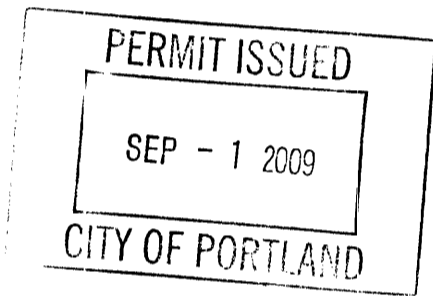
Permit No: 09-0948	Issue Date:	CBL: 036 E014001
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Location of Construction: 31 SHERMAN ST	Owner Name: GRAY JOSEPH E JR & MARIE L J	Owner Address: 263 STATE ST	Phone: 773-5329
Business Name:	Contractor Name: Tadeusz Falgowski	Contractor Address: 47 Smith Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: 6 Unit Apartment Building	Proposed Use: 6 Unit Apartment Building rebuild 6' x 20'4" side egress stairs plus 7' to grade that serves 1 unit on the second floor.	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 2
Proposed Project Description: Rebuild 6' x 20'4" side egress stairs plus 7' to grade that serves 1 unit on the second floor.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB Serves IRC - 2003 (1 unit) IBC - 2003 to grade Signature: JMB 9/1/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: jmb	Date Applied For: 08/31/2009	Zoning Approval
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1. This permit application does not 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 all work..	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 8/31/09	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: JMB
	OK w/conditions replace in exact footprint		



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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing of deck and stairs**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Marie L Gray
Signature of Applicant/Designee

9/1/09
Date

Joann Banta
Signature of Inspections Official

9/1/09
Date

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0948	Date Applied For: 08/31/2009	CBL: 036 E014001
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Business Name:	Contractor Name: Tadeusz Falgowski	Contractor Address: 47 Smith Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 6 Unit Apartment Building rebuild 6' x 20'4" side egress stairs plus 7' to grade that serves 1 unit on the second floor.	Proposed Project Description: Rebuild 6' x 20'4" side egress stairs plus 7' to grade that serves 1 unit on the second floor.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 08/31/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This approves rebuilding the existing left side egress stair/deck from the 2nd floor to a deck and down to grade in the exact footprint or to meet the building code, Sec. 14-440 allows the stair to extend into the setback to the minimum extent possible. 2) This property shall remain a 6 unit multifamily dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/01/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This approves the egress deck and stairs only, enclosed storage access is not allowed below/under these stairs/deck as designed, it can be enclosed with lattice skirting. 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 			

Comments:
8/31/2009-jmb: Marie came in for a permit by appointment due to this being an egress in disrepair and only serving 1 unit of the 6. She will submit the details on the beam size, footing spacing and framing design.
9/1/2009-jmb: Spoke to Marie as the enclosed storage area beneath the stair is not allowed unless fire rated sheetrock is installed. Since this would require the room to be weather tight they will enclose with access, only skirt with lattice. She and Tad the contractor came in to discuss the details as noted on the plans. The design is contingent on the constraints of the existing building dimensions and the 1st floor egress door.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>31 Sherman Street, Portland, Me. 04101</u>		
Total Square Footage of Proposed Structure/Area <u>122 sq. ft.</u>	Square Footage of Lot <u>5320</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>036 E 014</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Marie + Joseph Gray</u> Address <u>263 State St.</u> City, State & Zip <u>Portland, Me. 04101</u>	Telephone: <u>773-5329</u>
Lessee/DBA (If Applicable) <u>—</u>	Owner (if different from Applicant) Name <u>—</u> Address <u>—</u> City, State & Zip <u>—</u>	Cost Of Work: \$ <u>1,500.00</u> C of O Fee: \$ <u>—</u> Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>Apartment building</u> Number of Residential Units <u>6</u> If vacant, what was the previous use? <u>—</u> Proposed Specific use: <u>—</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>—</u> Project description: <u>Rebuild back deck and stairs. Replacement will be built to specifications of existing structure. 20'4" X 6' w/7' stair extension</u>		
Contractor's name: <u>Tadeusz Falgowski</u> Address: <u>47 Smith Street</u> City, State & Zip <u>Portland, Me.</u> Telephone: <u>—</u> Who should we contact when the permit is ready: <u>Marie L. Gray</u> Telephone: <u>773-5329</u> Mailing address: <u>263 State St. Portland, Me. 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. 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's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

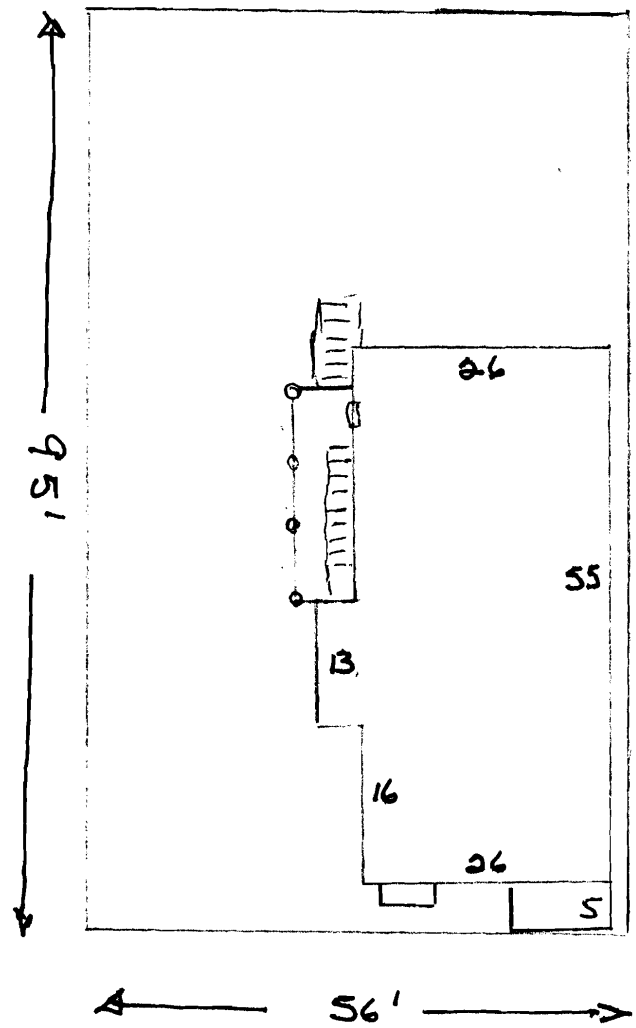
Signature: Marie L. Gray Date: 9/1/09

SEP - 1 2009

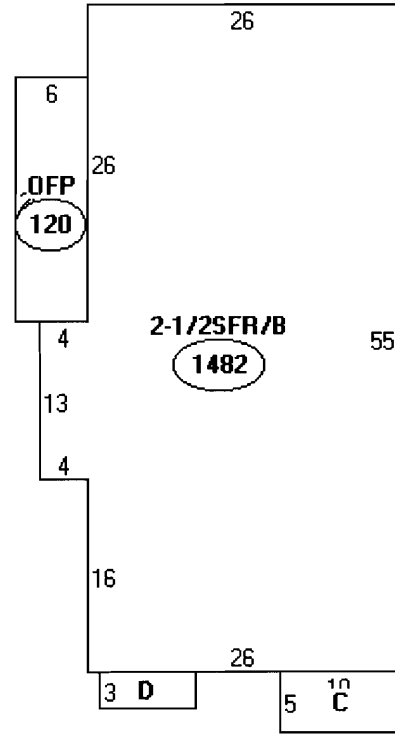
This is not a permit; you may not commence ANY work until the permit is issue

Plot Plan

Rear

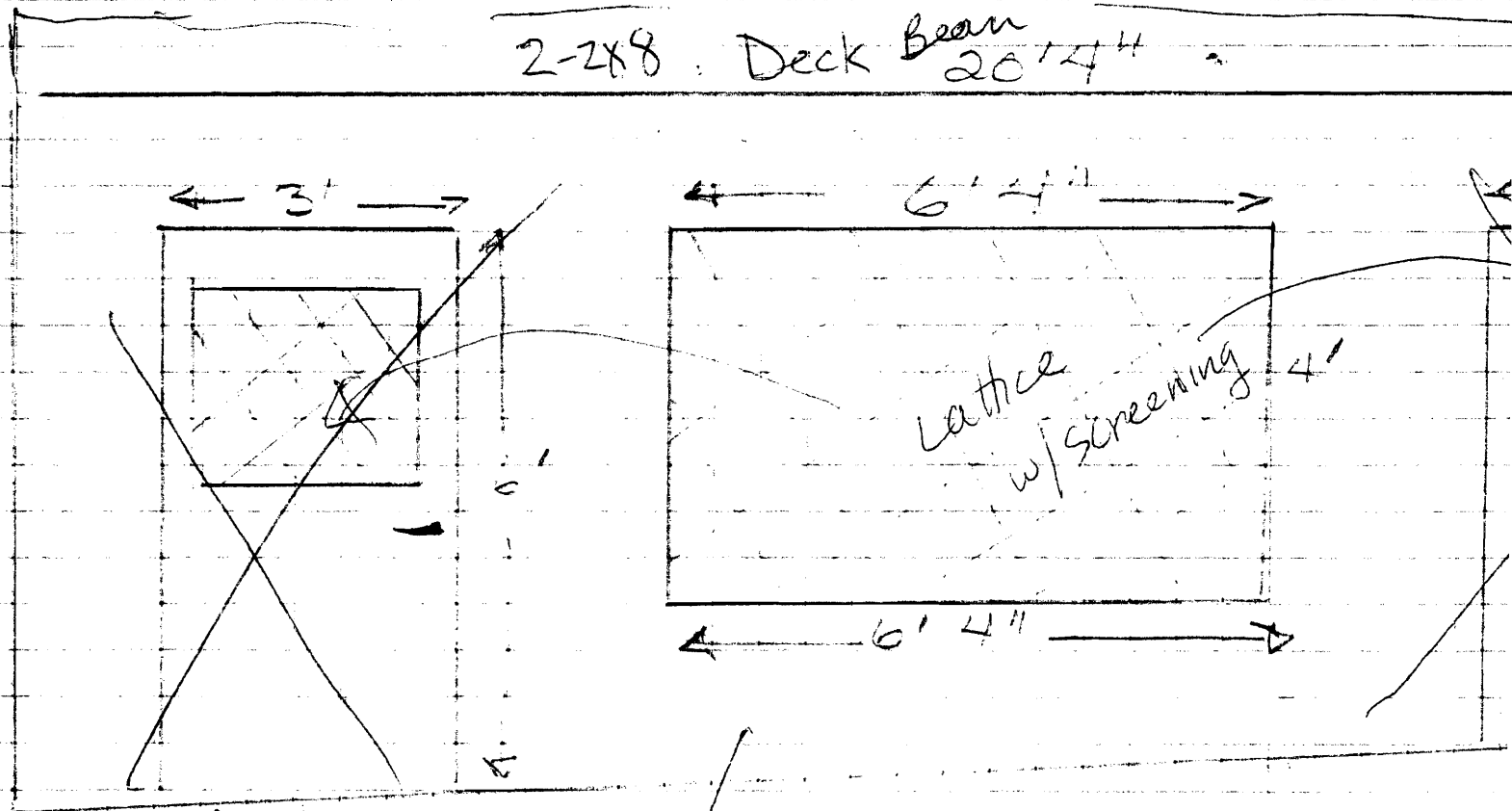


Sherman St



- Describe
A: 2-1/2SFI
1482 sqf
B: OFP
120 sqft
C: OFP
50 sqft
D: 2SFRBA
24 sqft

2-2x8 Deck Beam
20'4"



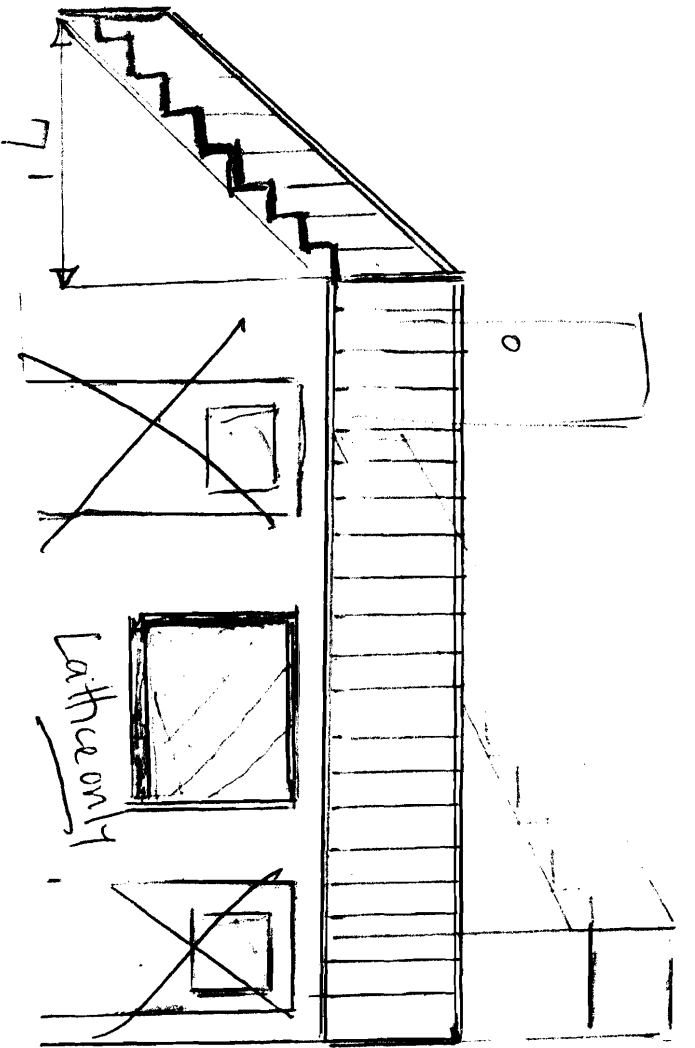
Posts 4x4
→ 4 Posts @ 5'
4' Footing

Lattice
skirting

Only
NO storage access
or storage junk

~~Existing Storage Room
will be rebuilt~~

Side Di.



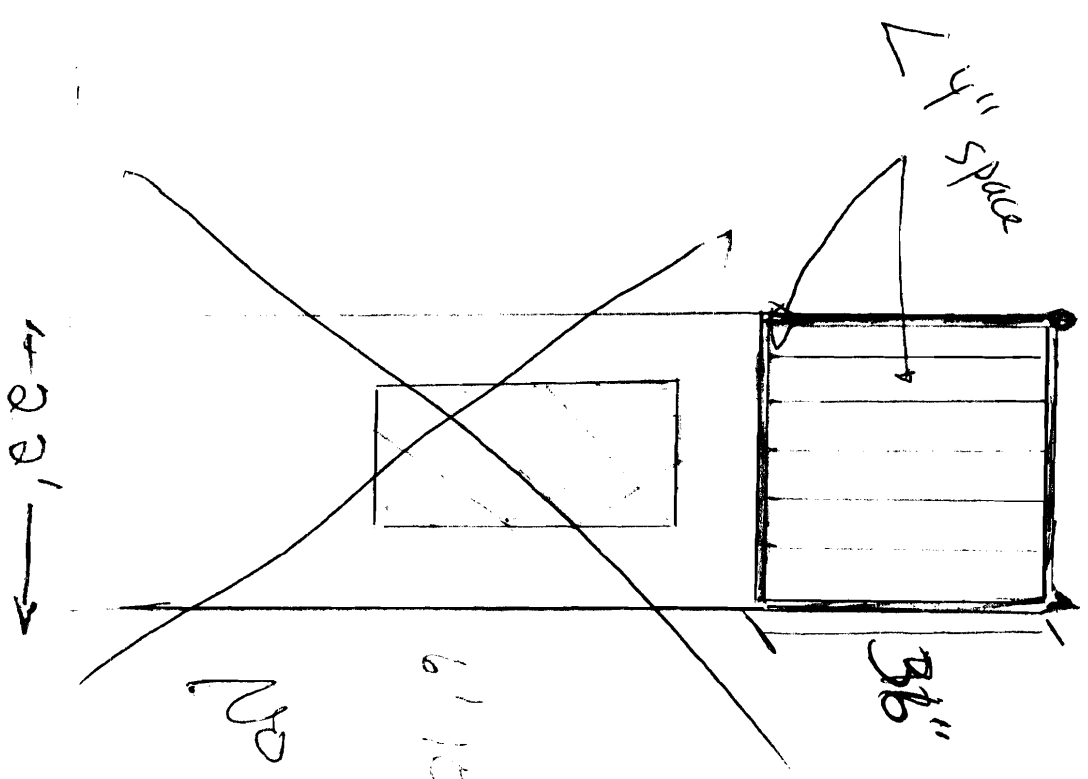
Round, balustrade
2" x 2"

11 Steps
2' 3" wide

Egress/Fire Escape only serves Unit
Per Marie Gray

Side View

Front View



6'15"
Access panel
space for
NP allowed
space

All PT wood

2nd Floor

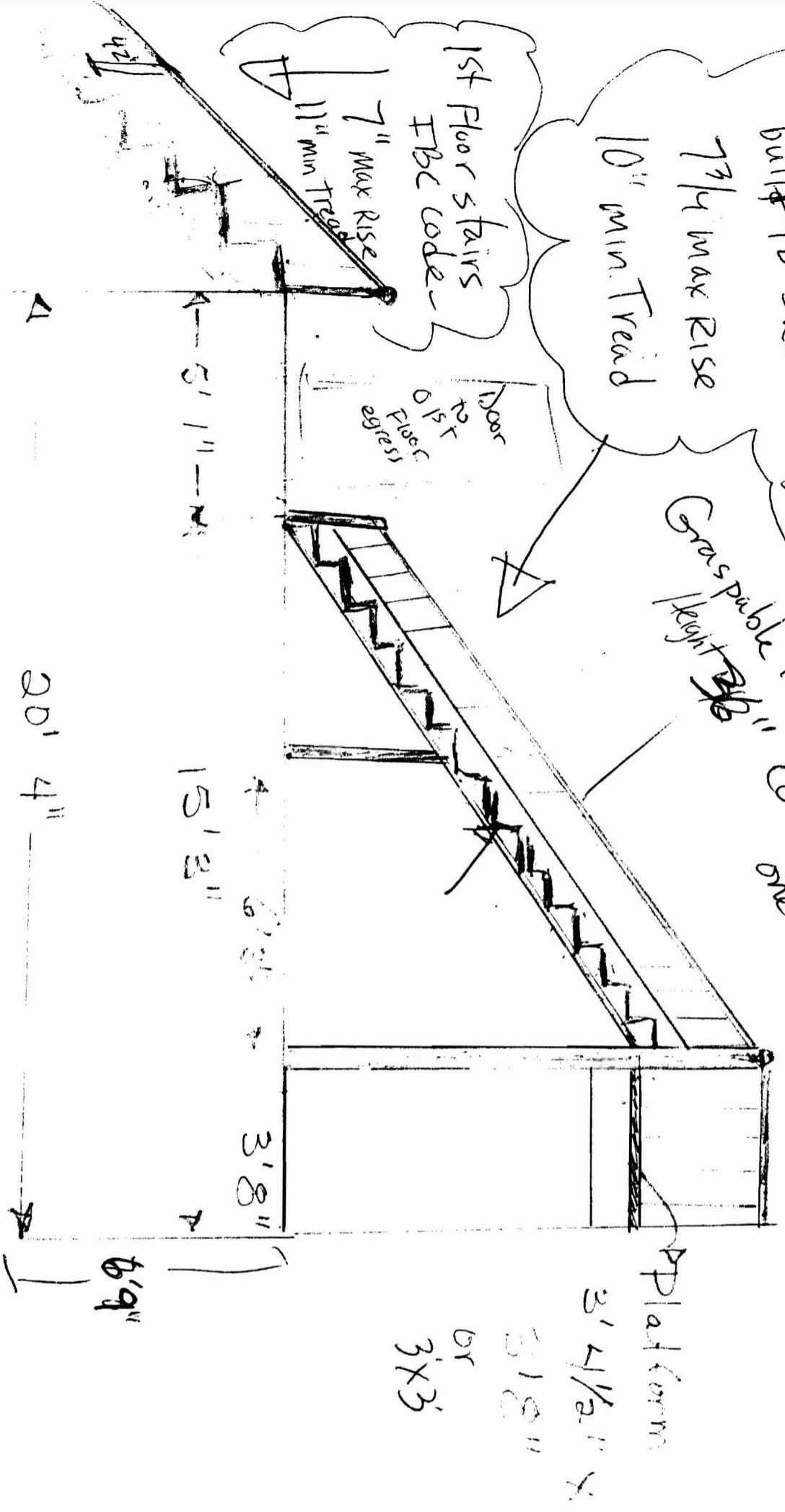
~~stairs~~ stairs
built to IRC serving unit

7 3/4" max Rise
10" min Tread

Graspable H/Rail / Guard
Height 36" continuous
one side
(no break w/ post)

1st Floor stairs
IRC code

1st Floor
egress



Steps to Second floor



<http://www.portlandassessor.com/images/pictures/02595301.jpg>

9/1/2009



STATE STREET

STREET

(31-33 SHERMAN ST.)

Proposed 5-Foot 6-Foot

6th ST

December 14, 1979

Joseph E. Gray, Jr.
263 State Street
Portland, Maine 04101

Re: 31-33 Sherman Street

Dear Mr. Gray:

Following is the decision of the Board of Appeals regarding your petition to permit the change of use of the 5-family apartment house, at the above named location, to a 6-family apartment house with the new apartment on the 3rd floor. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 19 1980

CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, 11-28-79

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 21 Sherman St. Fire District #1 [] #2 []
1. Owner's name and address Joseph Gray - 253 State St. 04101 Telephone 773-5329
2. Lessee's name and address
3. Contractor's name and address
4. Architect Specifications Plans No. of sheets
Proposed use of building 6-family No. families
Last use 5-family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 7,000 Fee \$ 32.50

FIELD INSPECTOR Mr. GENERAL DESCRIPTION \$25.00 Appeal Fee
This application is for: (a. 775-5451 Change of Use from 5 to 6 family, as per plans. New apartment on 3rd floor. Pd 11-29
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other
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 [x] 2 [] 3 [] 4 []
Other:

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 repairs 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: BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others: