

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Michael DeFlumere

Located At 17 SHERMAN ST

Job ID: 2012-07-4458-ALTR

CBL: 036- E-018-001

has permission to Remove & replace exist 2 story deck, existing roof
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Janine Bouke 8/30/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Framing Only

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4458-ALTR

Located At: 17 SHERMAN ST

CBL: 036- E-018-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that all the work is taking place within the existing footprint.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

<http://www.portlandmaine.gov/citycode/chapter010.pdf>

Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

All outstanding code violations shall be corrected prior to final inspection.

11/14/12 - Met w/ Bill Howe to discuss codes & design of replacement structure. Due to the width of deck (4') and Roof attachment and no internal access to Floor system, Lateral connection is not required. See notes on ~~plan~~ for additional post & diagonal brace. JMB

Also, plans submitted for step & rail replacement on entry near Bay bump out. Space restricts Commercial Rise/Ran. JMB

12-7-12 DWM Final OK



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.

R-6

Dated 7/13/12

(RS)

2012-07-4458-ALTR

Location/Address of Construction: <u>17 Sherman St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>036 E018</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Michael DeFlumere</u> Address <u>9 Grove St. Unit A</u> City, State & Zip <u>Woburn, MA 01801</u>	Telephone: <u>781-454-9054</u>
Lessee/DBA (If Applicable) RECEIVED JUL 13 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>3000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove Existing Deck on Driveway side. + Replace up to code.</u>		
Contractor's name: <u>SCHNEIDER Building + Remodeling LLC</u> Address: <u>522 WASHINGTON AVE</u> City, State & Zip <u>PORTLAND ME 04103 (Craig Schneider)</u> Telephone: <u>318-6078</u> Who should we contact when the permit is ready: <u>Bill Howe</u> Telephone: <u>329-5206</u> Mailing address: <u>SAME</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: [Signature] Date: 6/19/12

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



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Receipts Details:

Tender Information: Check , Check Number: 1400

Tender Amount: 50.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/13/2012

Receipt Number: 45944

Receipt Details:

Referance ID:	7250	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-07-4458-ALTR - Remove & replace exist deck/escape			
Additional Comments: 17 Sherman			

Thank You for your Payment!

April 1 2009 9 2010

Index Number - ESNW



ESSE

ESNW

ESSE

ESSE

ESNW

ESSE

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 374-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 036 E018001
Land Use Type THREE FAMILY
Property Location 17 SHERMAN ST
Owner Information DEFLUMERE FAMILY SERIES LLC - 15-17 SHERMAN STREET SERIES
 9 GROVE ST # A
 WOBURN MA 01801
Book and Page 25489/298
Legal Description 36-E-18
 SHERMAN ST 15-17
 4225 SF
Acres 0.097

Current Assessed Valuation:

browse city services a-z

TAX ACCT NO. 5304 **OWNER OF RECORD AS OF APRIL 2011**
 DEFLUMERE FAMILY SERIES LLC -
 15-17 SHERMAN STREET SERIES
 9 GROVE ST # A
 WOBURN MA 01801
LAND VALUE \$66,600.00
BUILDING VALUE \$255,800.00
NET TAXABLE - REAL ESTATE \$322,400.00
TAX AMOUNT \$5,893.48

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

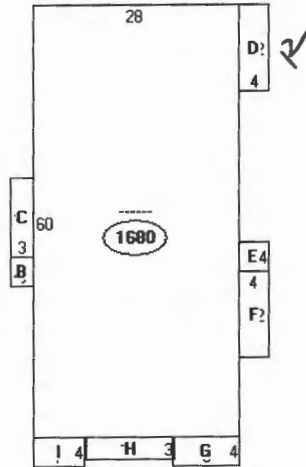
Building 1
Year Built 1900
Style/Structure Type OLD STYLE
Stories 2
Units 3
Bedrooms 8
Full Baths 3
Total Rooms 16
Attic FULL FINSH
Basement FULL
Square Feet 4350
[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

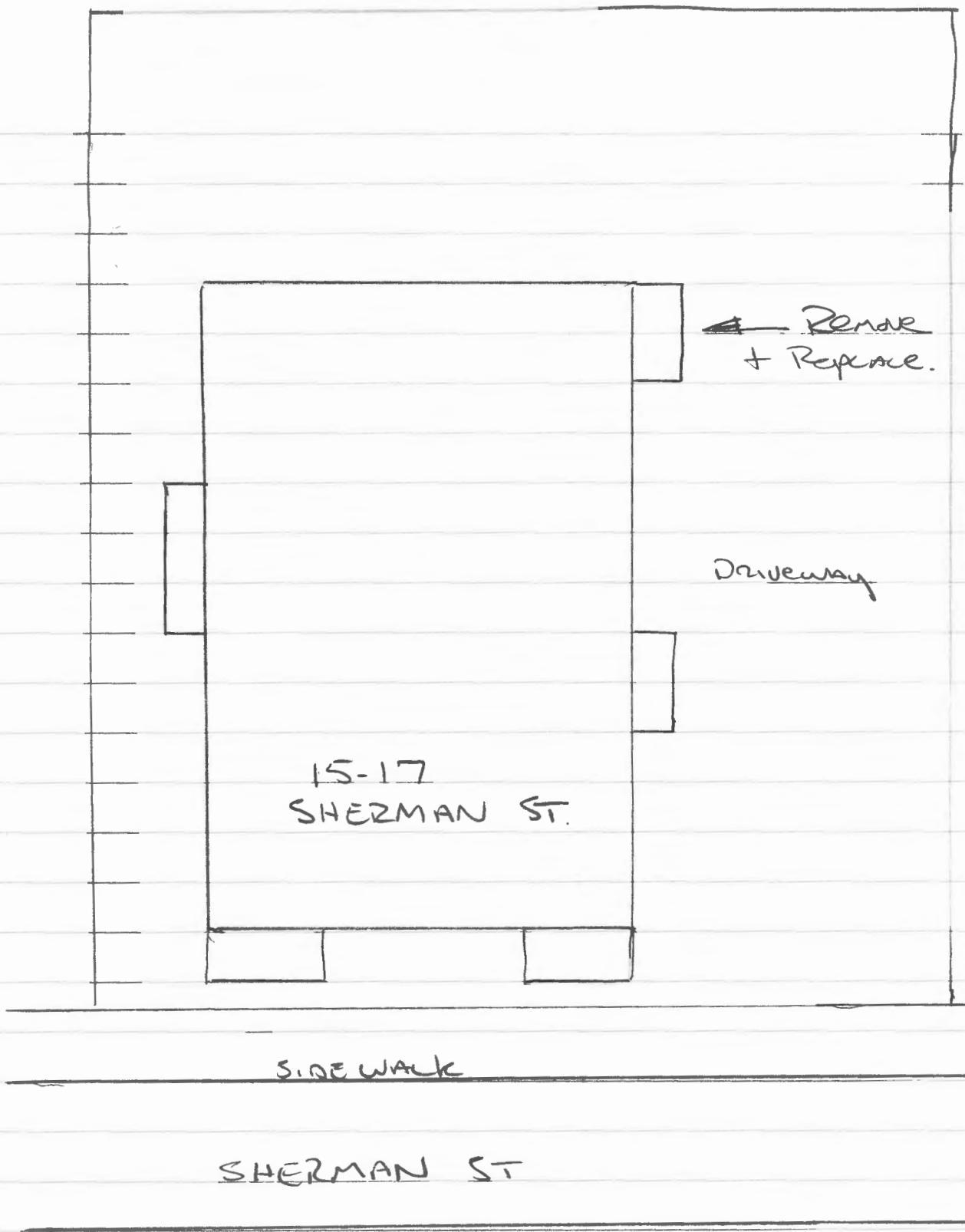
Sale Date	Type	Price	Book/Page
9/24/2007	LAND + BUILDING	\$550,000.00	25489/298
6/7/2005	LAND + BUILDING	\$535,000.00	22726/57
4/21/2005	LAND + BUILDING	\$348,000.00	22546/238
3/1/2003	LAND + BUILDING	\$283,000.00	18962/287
8/29/2000	LAND + BUILDING	\$190,000.00	15689/12

[New Search!](#)



Descriptor/Area

- A: -----
1680 sqft
- B: -----
12 sqft
- C: FA/2sFBAY
33 sqft
- D: OP/OP
48 sqft
- E: -----
16 sqft
- F: FA/2sFBAY/B
48 sqft
- G: FA/OP
36 sqft
- H: FA/2sFBAY/B
36 sqft
- I: FA/OP
28 sqft



Existing Plot Plan.

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

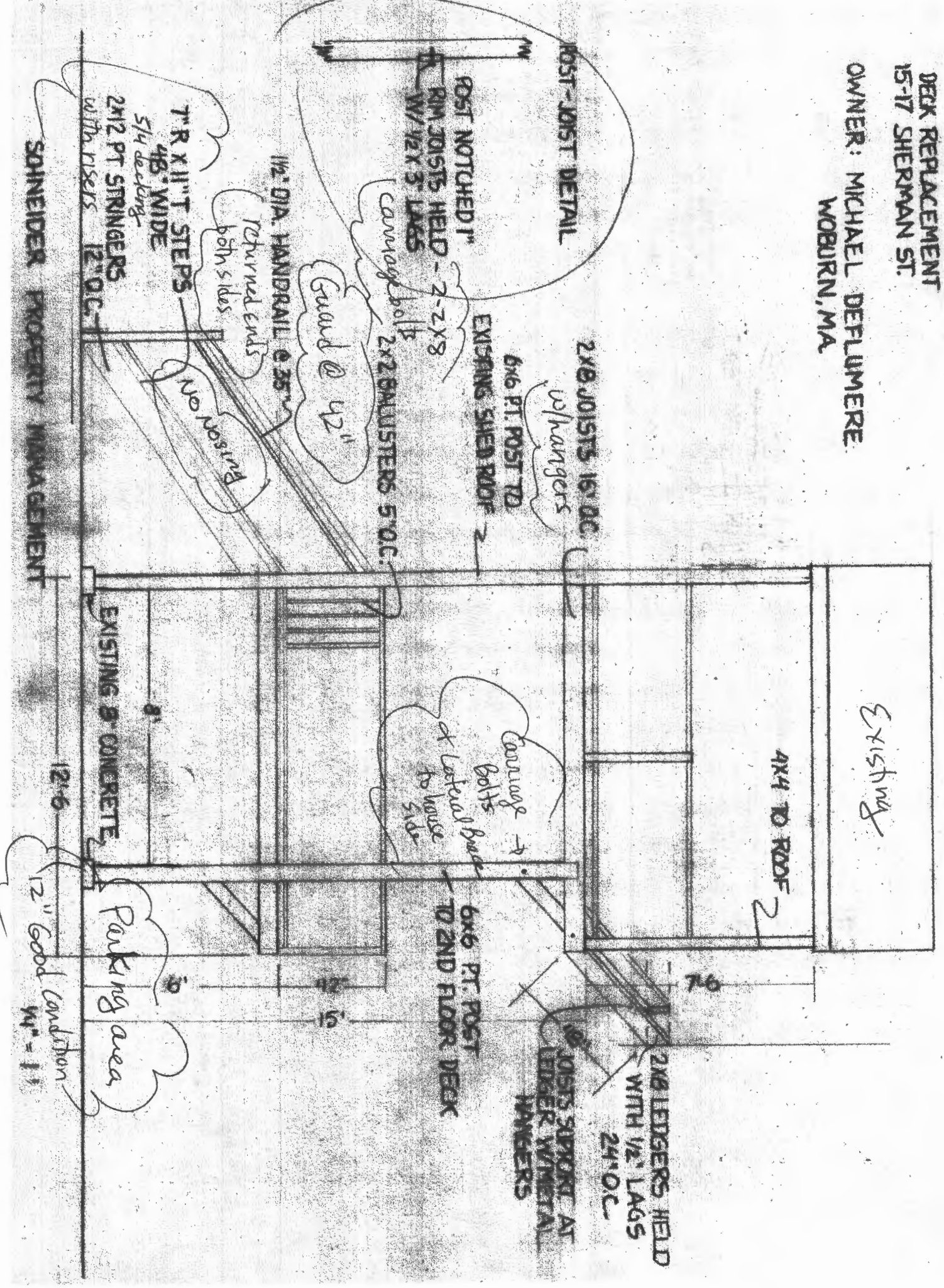
The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

- 1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
- 2. Type of foundation system**
 - a. Diameter of concrete filled tube or pre cast concrete pier size
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing
 - d. spacing and location of tubes/piers
- 3. Framing Members**
 - a. Columns – wood size and location (members supporting framing of floor system)
 - b. Ledger size attached to building
 - c. Fastener size and spacing attaching ledger
 - d. Girder Size and spans carrying floor system
 - e. Joist size, span, and spacing
 - f. Joist hangers or ledger
- 4. Guardrails & Handrail Details**
 - a. Guardrail height
 - b. Baluster spacing
 - c. Handrail height
- 5. Stair Details**
 - a. Tread depth (measured nosing to nosing)
 - b. Riser height
 - c. Nosing on tread
 - d. Width of stairs

DECK REPLACEMENT
15-17 SHERMAN ST.

OWNER: MICHAEL DEFLUMERE
WOBURN, MA

SCHEIDER PROPERTY MANAGEMENT



Addendum to current building permit for 15 - 17 Sherman St., Portland

Description of work, repair to side entry steps:

The secondary entry steps to 15 Sherman St. are in disrepair. There are currently three stringers, one of which is cracked and loose at attachment point to landing. The railing for both the steps and the landing are loose and wobbly being supported by balusters only, and there is no handrail. The ledger appears sound but appears to be attached to the house by nails. The framework for the landing appears sound and the supporting PT posts sit on eight-inch concrete piers with metal post bases, all of which appear to be in good shape. It cannot be determined how deep the piers are but there is no evidence of frost-heave damage and the landing is reasonably level. The rise of the steps is approximately 7 1/2 in. and, due to the distance away from the protruding bay, as shown in the photograph, cannot be altered as it would require an additional step.



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current stairs

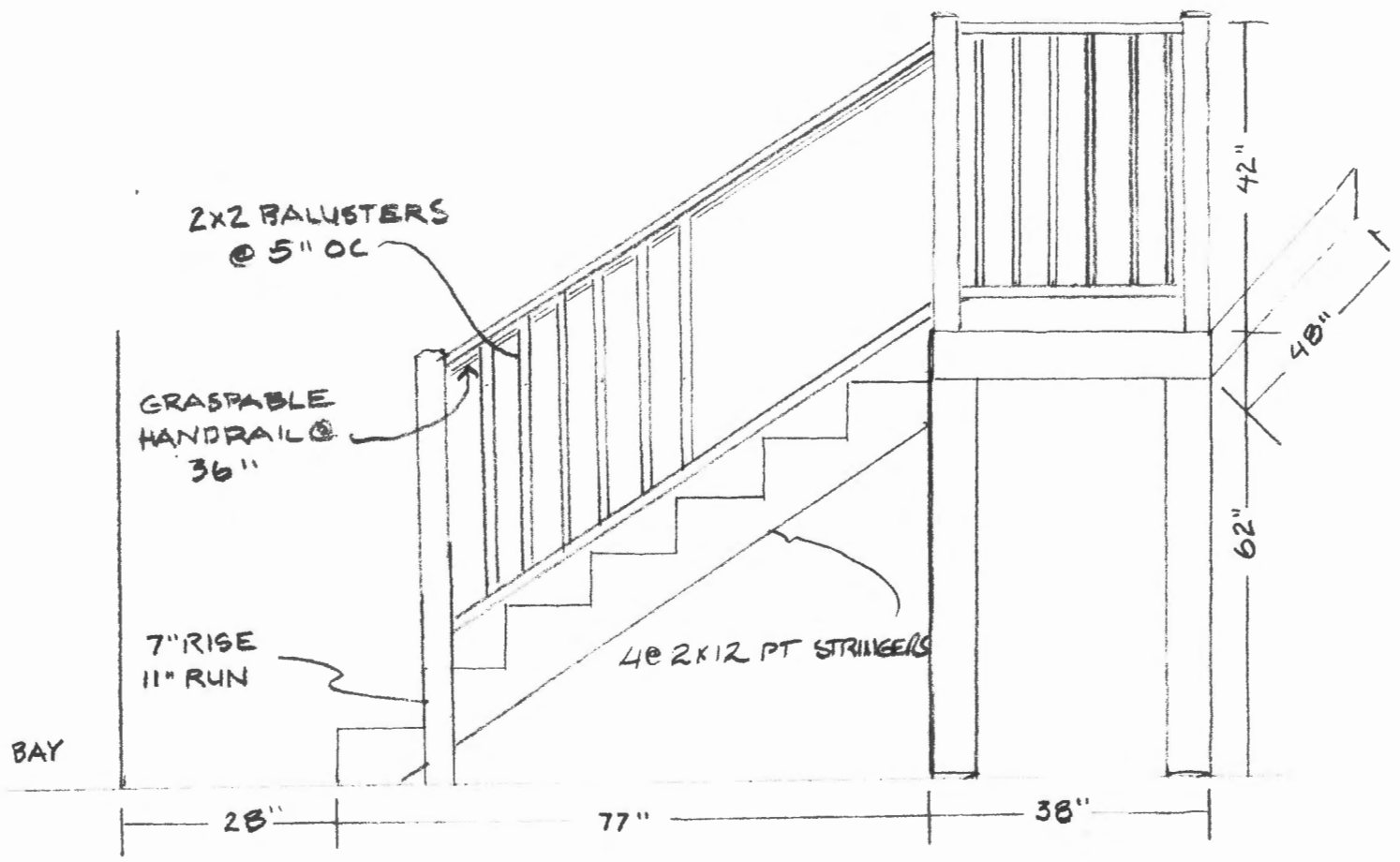
Repairs include securing the ledger to the house with approved 1/2" lag screws, staggered every 18 in. Construction of new steps with four 2 X 12 PT stringers, steps of 5/4 X 6 PT deck boards, and 1 X 8 PT riser boards. New stair and landing railing, 42" ht., 2 X 2 balusters @ 5" oc. and 1 1/2" graspable handrail, returned into posts, length of staircase.

Managed by Schneider Property Management...subcontractor is Housetech, Inc. Windham, Me. Bill Howe tel 207-329-5206

REPAIR OF SIDE-SECONDARY STEPS AT 15 SHERMAN ST.
SCHNEIDER PROPERTY MANAGEMENT
OWNER: MICHAEL DEFLUMERE, WOBURN, MA.

SEE ATTACHED DESCRIPTION OF REPAIRS

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SUB-CONTRACTOR: HOUSETECH, INC, BILL HOWE 207-329-5206