

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

Location of Construction: 714 Congress Street		Owner: [Name]		Phone: 774-4570 or 774-5350	
Owner Address: [Address]		Lessee/Buyer's Name: [Name]		Phone: [Phone]	
Contractor Name: [Name]		Address: [Address]		Phone: [Phone]	
Past Use: 5-family dwelling		Proposed Use: 4-family dwelling		COST OF WORK: \$ 200.00	
				PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use/Make Int Reno		Signature: [Signature]		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: [Name]		Date Applied For: 11-28-98		Signature: _____ Date: _____	

Permit No: **981262**

PERMIT ISSUED

Permit Issued:
NOV 4 1998

CITY OF PORTLAND

Zone: [Zone] CBL: 036-S-019

Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj 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

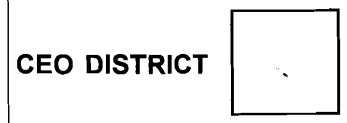
Date: _____

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 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 provisions of the code(s) applicable to such permit

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



BUILDING PERMIT REPORT

DATE: 11/3/98 ADDRESS: 9-11 Sherman Sq. CBL: 036-E-019
REASON FOR PERMIT: renovation
BUILDING OWNER: Mary Perleky
CONTRACTOR: Tammy Ditty
PERMIT APPLICANT: _____
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5-B

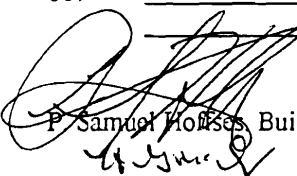
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1 *8, *12 *14, *15, *16 *24 *28

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

- *12. 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 sq. ft. (Section 1018.6)
- 13. 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. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1 w/ *Smoke Separation*
- *16. 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 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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. (Interconnection is required) Section 920.3.2
- 17. 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. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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/1996)
- 21. 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".
- 22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- *28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 31. _____
- 32. _____
- 33. _____


 P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 9-11 Sherman St DATE: 11/5/98

REASON FOR PERMIT: Change of use from 5 to 4 units

BUILDING OWNER: _____ C-B-L: 36-E-19

PERMIT APPLICANT: _____

APPROVED: with conditions DENIED: _____

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CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of four units. Any change in this approved use shall require a separate permit application for review and approval. *(After this change of use)*
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <u>9-11 Sherman St. Portland, ME. 04101</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>36</u> Block# <u>E</u> Lot# <u>19</u>		Owner: <u>Mary Porkka</u>	Telephone: <u>774-5358</u> <u>772-4373</u>
Owner's Address: <u>Mary Porkka</u> <u>193 Dingley Spring Rd.</u> <u>Gorham, ME 04038</u>		Lessee/Buyer's Name (If Applicable) <u>Tammy Duffy</u>	Cost Of Work: Fee <u>\$ 800.00</u> <u>\$ 25</u>
Proposed Project Description:(Please be as specific as possible) <u>We will be removing a closet between apt #1 and #4,</u> <u>Removing kitchen plumbing and kitchen cabinets in #4. Stove & refrigerator in #4 will</u> <u>be taken out of apt #4. These two apts were one at one time</u>			
Contractor's Name, Address & Telephone <u>Self plumbing Louis Fournier Forest Ave Portland, ME</u>			Rec'd By
Current Use: <u>5 Family</u> <u>apt 2+3 and basement apts are not being changed at all</u>		Proposed Use: <u>4 Family</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

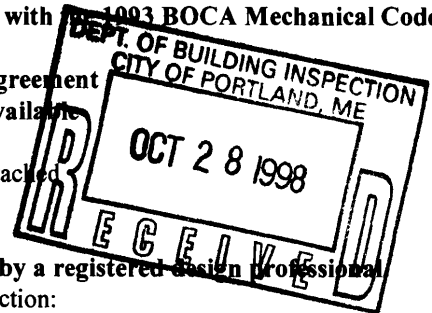
Certification

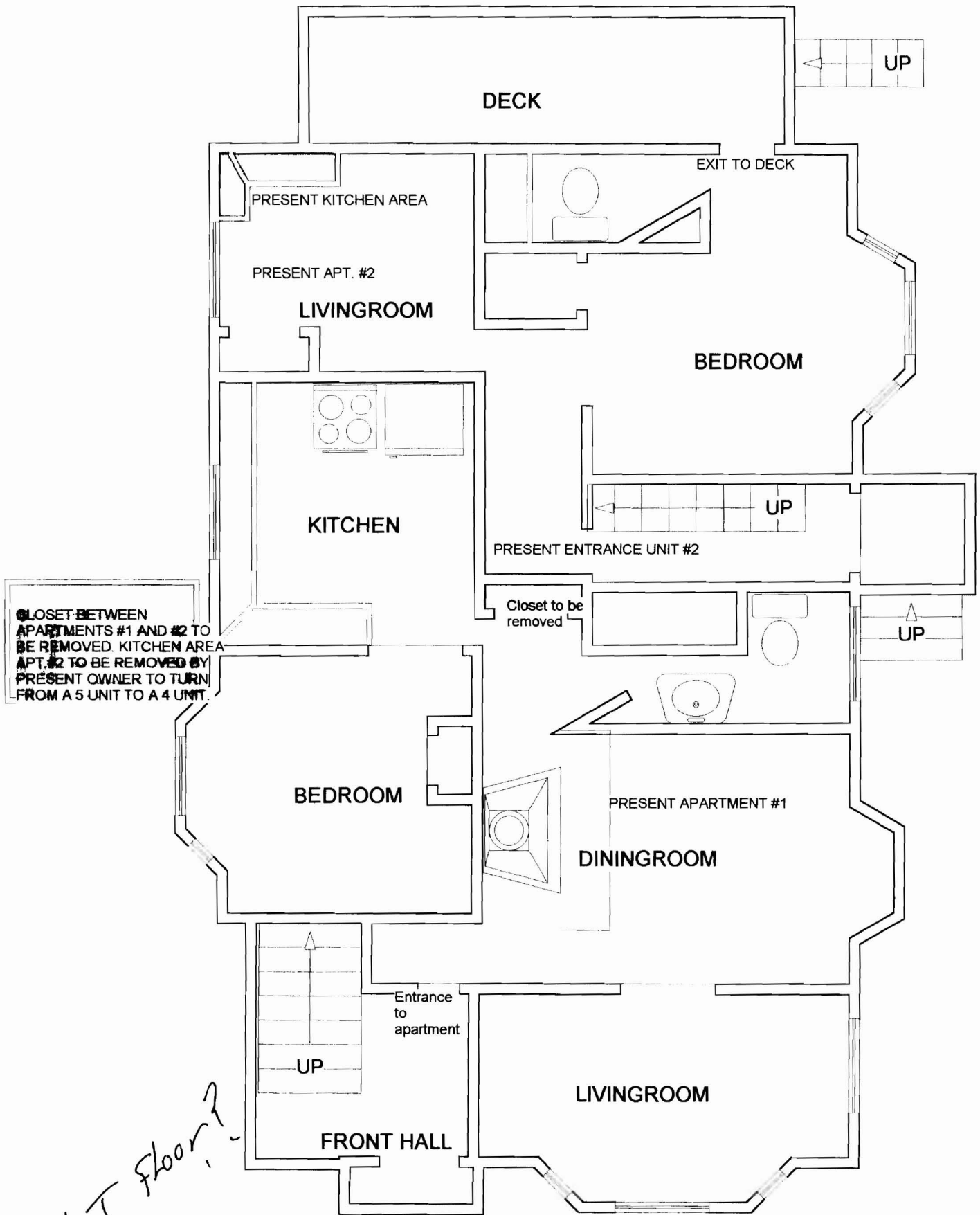
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <u>[Signature]</u>	Date: <u>10/27/98</u>
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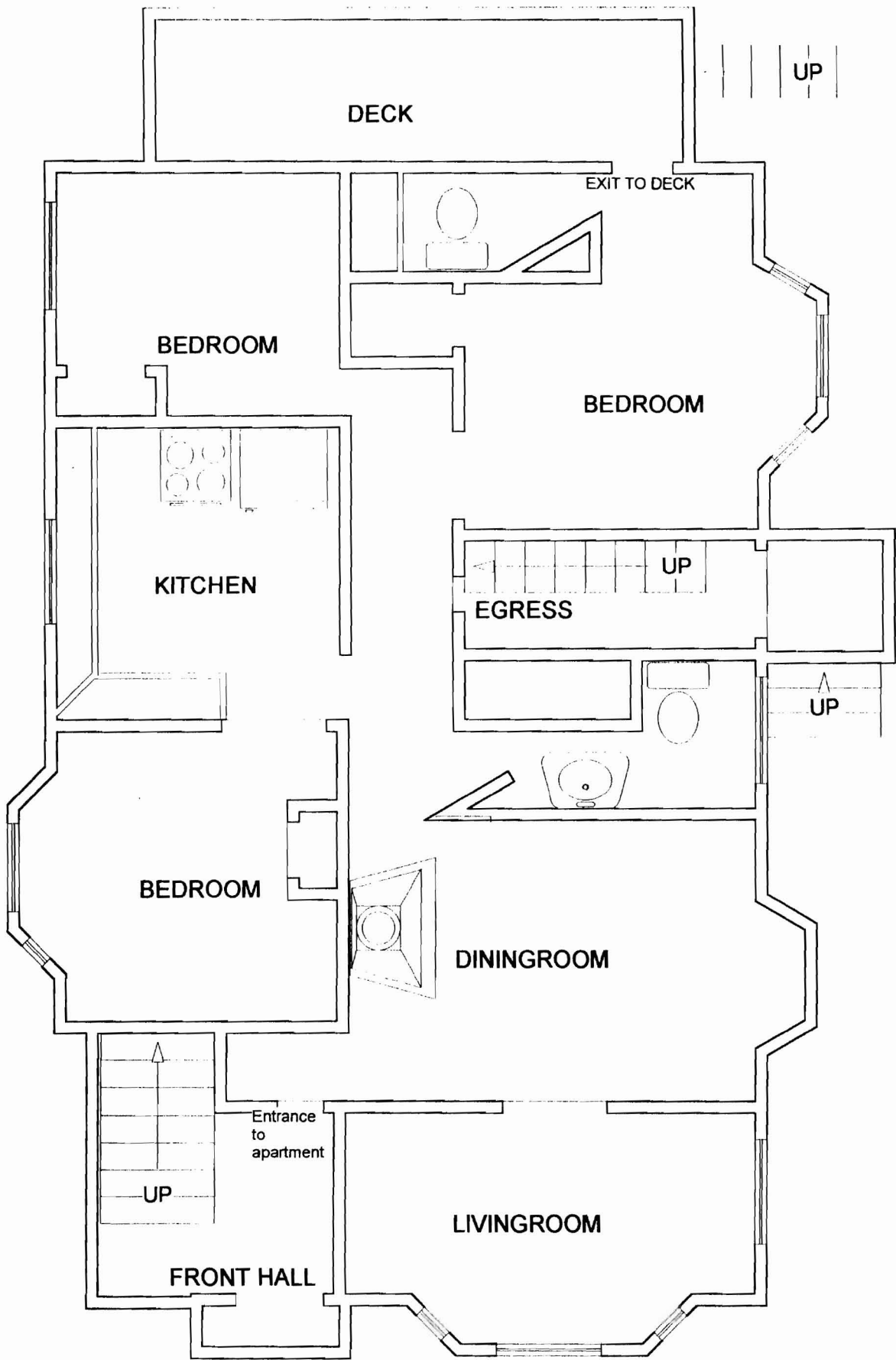
Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Call for P/U 774-5358





9-11 SHERMAN STREET



9-11 SHERMAN STREET



MIDDLE BRANCH

Land Surveyors & Boundary Consultants

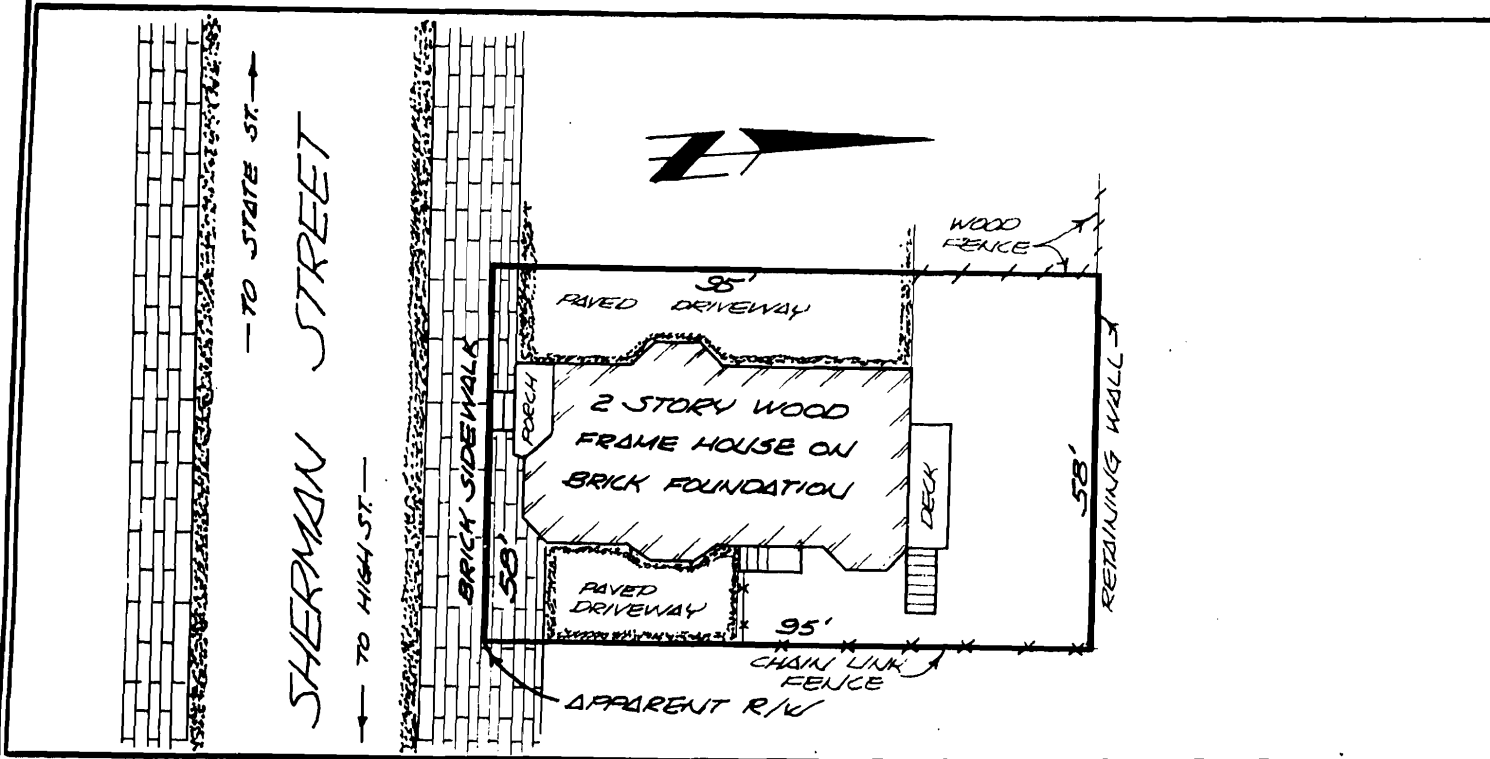
MORTGAGE LOAN INSPECTION

SCALE: 1" = 30'

DATE: JUNE 14, 1994

ROBERT A. YARUMIAN II, PLS
1A DEPOT STREET, P.O. BOX 618
ALFRED, MAINE 04002-0618
207-324-8712

SHERMAN ST.
(LOCATION)
PORTLAND
(TOWN)



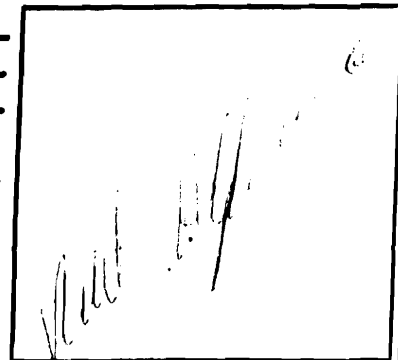
***** THIS IS NOT A BOUNDARY SURVEY *****

- UNLESS CHECKED AND NOTED UNDER THE COMMENTS BELOW THE FOLLOWING APPLY:
- BEARINGS AND DISTANCES SHOWN ARE RECORD INFORMATION, AND ARE NOT THE RESULTS OF THIS INSPECTION.
 - THE BUILDINGS AND IMPROVEMENTS CONFORM TO THE LOCAL ZONING REQUIREMENTS PERTAINING TO LOT DIMENSIONS AND SET BACK REQUIREMENTS AT THE TIME OF THEIR CONSTRUCTION.
 - THERE ARE NO APPARENT ENCROACHMENTS.
 - THE BUILDINGS AND IMPROVEMENTS ARE NOT IN A FLOOD HAZARD ZONE.

THIS INSPECTION CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARD OF PRACTICE FOR A "MORTGAGE LOAN INSPECTION", CATEGORY No. III

COMMENTS: BOUNDARY LINES SHOWN ON THIS SKETCH ARE BASED ON LINES OF OCCUPATION AND A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM THEIR LOCATION.

BUYER: MARY B. FORKKA
 OWNER: SHERMAN STREET ASSOCIATION
 DEED: BOOK 6794, PAGE 225 CUMBERLAND COUNTY REGISTRY OF DEEDS
 PLAN: BOOK _____, PAGE _____, LOT _____
 LENDER: MAINE BANK & TRUST
 ATTORNEY: JAMES A. HOPKINSON, PORTLAND, MAINE



USE ONLY FOR MORTGAGE PURPOSES ***** NOT FOR RECORDING

37672

WARRANTY DEED
(Statutory Short Form)

MAINE REAL ESTATE TAX PAID

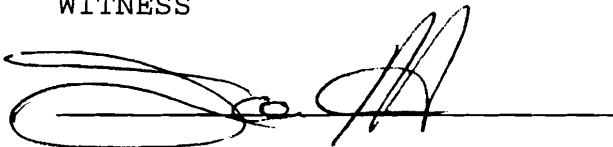
SHERMAN STREET ASSOCIATES, a Maine General Partnership with a principal place of business at 151 Harris Road, Cumberland, Maine 04021, in the County of Cumberland, and State of Maine, for consideration paid, grant to **MARY B. PORKKA**, of Portland, County of Cumberland, and State of Maine, WITH WARRANTY COVENANTS, the following described real estate in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Sherman Street Associates has caused this instrument to be executed by Henry R. Kennedy, thereunto duly authorized this 20th day of June, 1994.

WITNESS



SHERMAN STREET ASSOCIATES



BY: Henry R. Kennedy
ITS: General Partner

STATE OF MAINE
Cumberland, ss.

June 20, 1994

Then personally appeared the above-named Henry R. Kennedy and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Sherman Street Associates.

Before me,



James A. Hopkinson
Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Sherman Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of the lot of land conveyed by Samuel H. Colesworth, Jr. to William York, by deed dated August 31, A.D., 1896, and recorded in the Cumberland County Registry of Deeds in Book 639, Page 353; thence running northerly on the easterly sideline of said Yorke land ninety-five (95) feet to a point; thence easterly in a line parallel with said Sherman Street fifty-eight (58) feet to a point; thence southerly in a line parallel with said easterly sideline of said Yorke land ninety-five (95) feet to Sherman Street; thence westerly on the northerly side of said Sherman Street fifty-eight (58) feet to the point begun at.

Being the same premises conveyed to the Grantors herein by deed of Neil J. Kurzmann and Henry R. Kennedy dated June 13, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6794, Page 225.

RECEIVED
RECORDED REGISTRY OF DEEDS

94 JUN 21 PM 1:19

CUMBERLAND COUNTY

John B. O'Brien