

Location of Construction: 32 Sherman St.		Owner: *** W.A. Preston		Phone: ***879-7764		Permit No: 001303	
Owner Address: 32 Sherman St., Portland, ME 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: John W. Leadbetter		Address:		Phone:		Permit Issued:	
Past Use: Single Family		Proposed Use: Single Family		COST OF WORK: \$ 2,000.00		PERMIT FEE: \$42.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R-3</i> Type: <i>5B</i> <i>BOCAGA</i>	
Proposed Project Description: Replace existing porch with the same		Signature:		Signature:		Zone: <i>R-3</i> CBL: 036-F-003	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>OK - not to increase</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>Does not exist</i> <input type="checkbox"/> Wetland <i>footprint</i> <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"/>	
Permit Taken By: <i>Gayle</i>		Date Applied For: <i>October 26, 2000</i>		GG			

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..

*Call when ready
879-7764*

**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

October 26, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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: *to D.A 10/27/00*

**PERMIT ISSUED
WITH REQUIREMENTS**

11/2/00

CEO DISTRICT

2

11/20/00 - Footing Insp. - Footing¹⁰ COMMENTS
10" Dia X 16" Deep set 48" below grade, lag bolts
set into footing for fastening to pressure treated 6x6 posts -
discussed tread/riser & footprint requirements w/ John Leadbetter.
Waiver for nails to be at 27" attached. P

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 26 October 2008 ADDRESS: 32 Sherman St. CBL: 036-F-003

REASON FOR PERMIT: Replace porch.

BUILDING OWNER: W.A. Preston

PERMIT APPLICANT: CONTRACTOR John W. Leadbetter

USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: 2,000.00 PERMIT FEES: 42.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

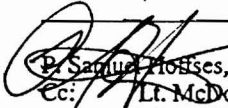
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *11, *13
#31, *29, *32, *34, *36, *37, *38

- 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.
3. 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.
4. 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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

10/28/08

19. 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/1999), 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
20. 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)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *shall not increase the Egress Footprint unless Historic Preservation requires*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *ch*
33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X 36. All flashing shall comply with Section 1406.3.10.
- X 37. *Fasteners shall be used between piers (Foundation-) 4' below grade, Column and Column and Framing*
- X 38. *Please see attached requirements for stairs, guardrails and handrails.*


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

PSH 10/1/00

***This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Walter Preston

Applicant

32 Sherman St.

Applicant's Mailing Address

WALTER PRESTON / 207-879-7764

Contact Person/Phone Number

11-9-00

Application Date

32 Sherman St.

Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

Porch Replacement - See Attached Plans + Photos

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

SINGLE FAMILY

2. Proposed Use, if applicable: _____

3. The distance from the porch deck to the ground: 48"

4. The number of existing stair risers: 7

5. The current railing height and/or documented original railing height: 27"

6. The railing height requested: 27"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: H.P. recommends retaining existing height - there are existing balusters and limitation w/ respect to adjoining bay windows which would make higher railing difficult. Don Anderson 11/9/00

Inspections Staff Recommendation: BASED ON TERRACE USE & ARRANGEMENT 27" SEEMS TO BE THE ONLY REASONABLE SOLUTION CMJ

Exemption Granted Conditional Exemption _____ Exemption Denied _____

Signature Mark Sullivan Date: NOV 13, 2000

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 32 SHEZMAN ST			
Tax Assessor's Chart, Block & Lot Number Chart# 036 Block# F Lot# 003		Owner: W.A. PRESTON	Telephone#: 879 7767
Owner's Address: 32 SHEZMAN ST 04101		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee \$2,100. \$4200
Proposed Project Description:(Please be as specific as possible) REPLACE EXISTING PORCH WITH SAME			
Contractor's Name, Address & Telephone JOHN W LEADBETTER		Rec'd By: Goa/6	

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks


4) Building Plans (Sample Attached)

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: 	Date: OCT 25 2000
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Building Permit Fee: \$30.00 for the 1st \$1,000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Image01



Image02



Image03



Image04



Image05



Image06



Image07



Image08



Image09



Image10



Image11



Image12

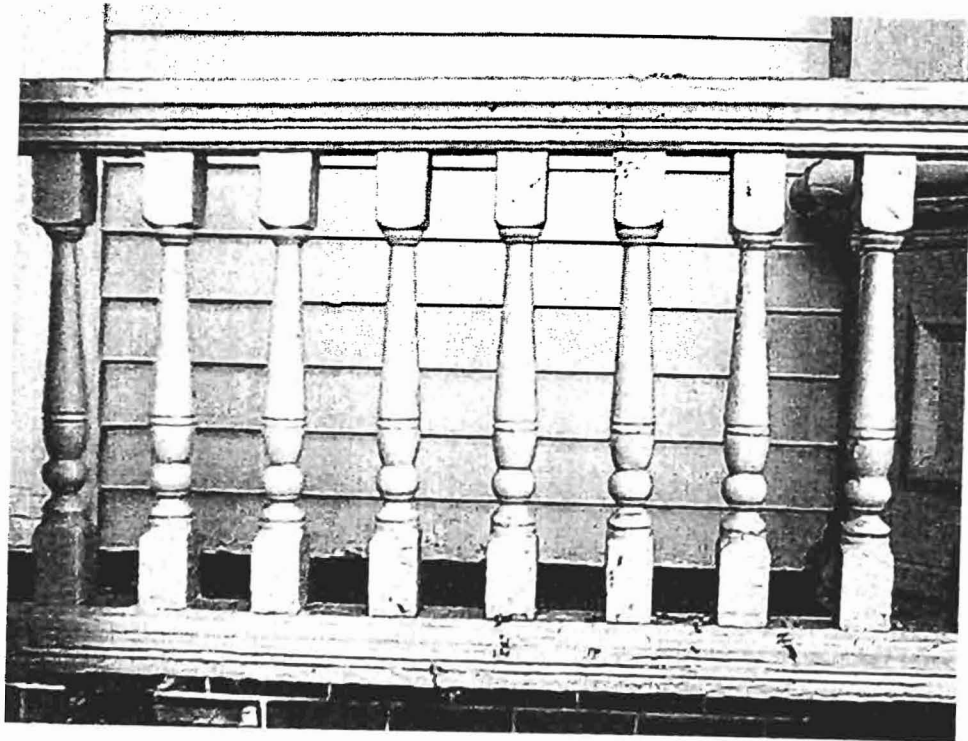


Image05

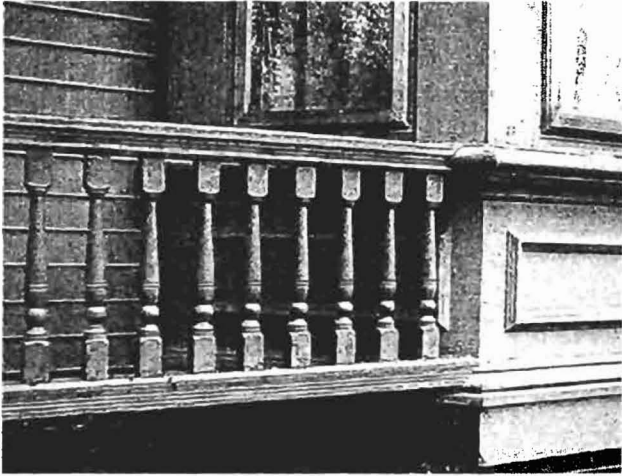


Image06

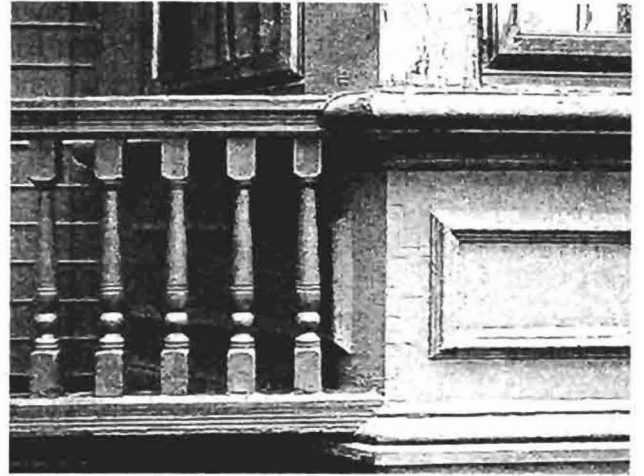


Image08

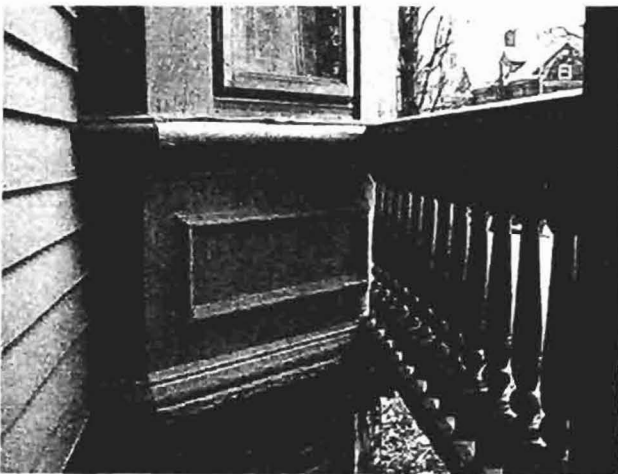


Image09

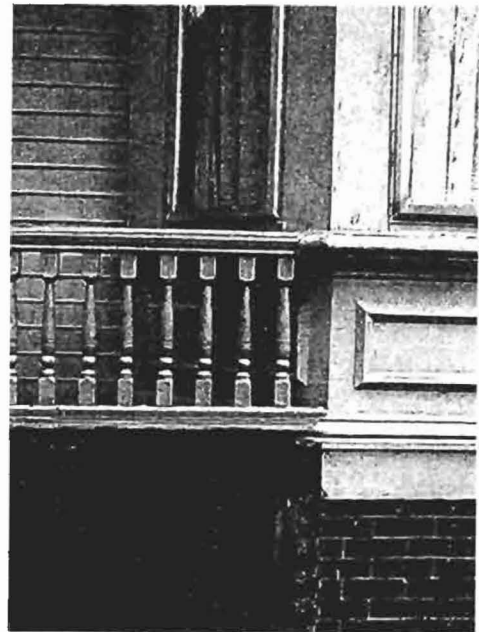


Image10

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 1997 PAGE 124 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

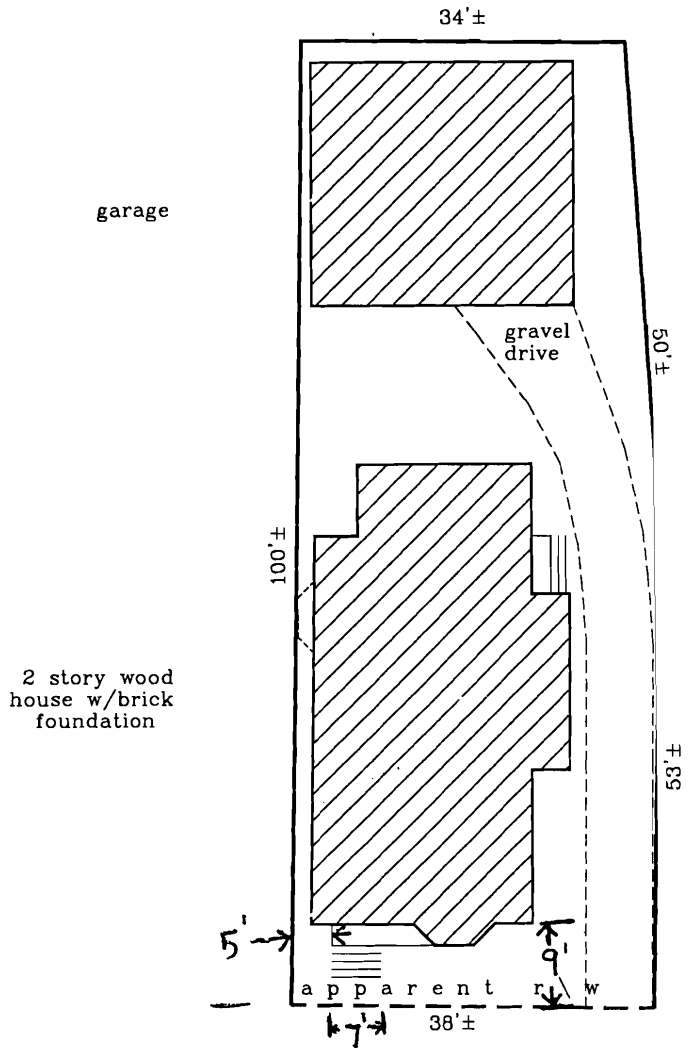
ADDRESS: 32 Sherman Street, Portland, Maine

Job Number: 256-27

Inspection Date: 8-26-99

Scale: 1" = 20'

Owner: Walter A. Preston



S h e r m a n S t r e e t

I HEREBY CERTIFY TO: Northeast Land Title, Colonial Mortgage,
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 2300051-0013B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright © 1994

Livingston - Hughes

Professional Land Surveyors & Foresters

88 Guinea Road

Kennebunkport - Maine 04046

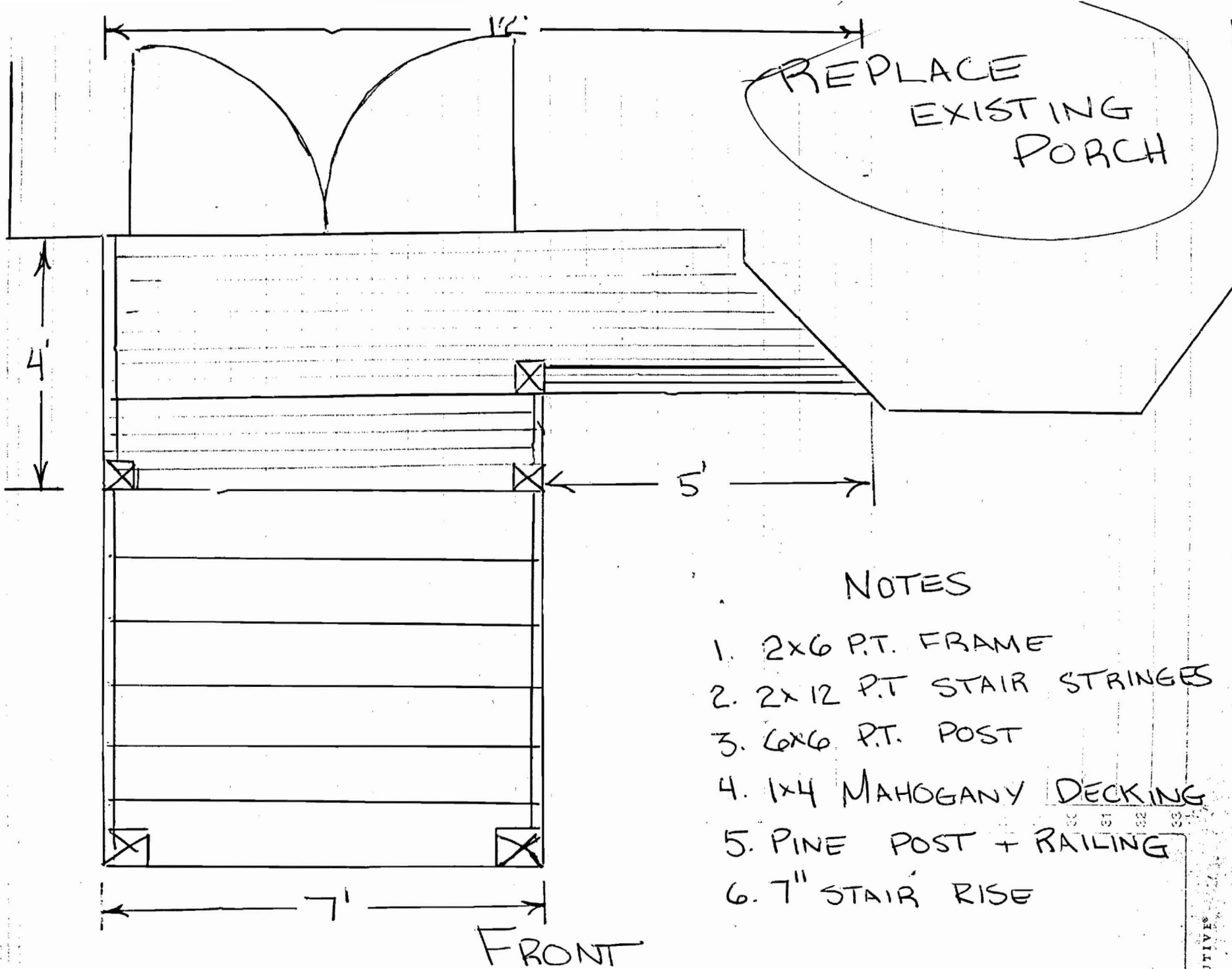
207-967-9761 phone

207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

W.A. PRESTON
32 SHERMAN ST.

PREPARED BY
DATE



REPLACE
EXISTING
PORCH

NOTES

1. 2x6 P.T. FRAME
2. 2x12 P.T. STAIR STRINGERS
3. 6x6 P.T. POST
4. 1x4 MAHOGANY DECKING
5. PINE POST + RAILING
6. 7" STAIR RISE

FRONT

PREPARED BY	
DATE	

CONSTRUCTION NOTES

CONSTRUCTION NOTES

MATCH
EXISTING
RAILING →

2x6 JOIST
12" CENTERS

42"

GRADE

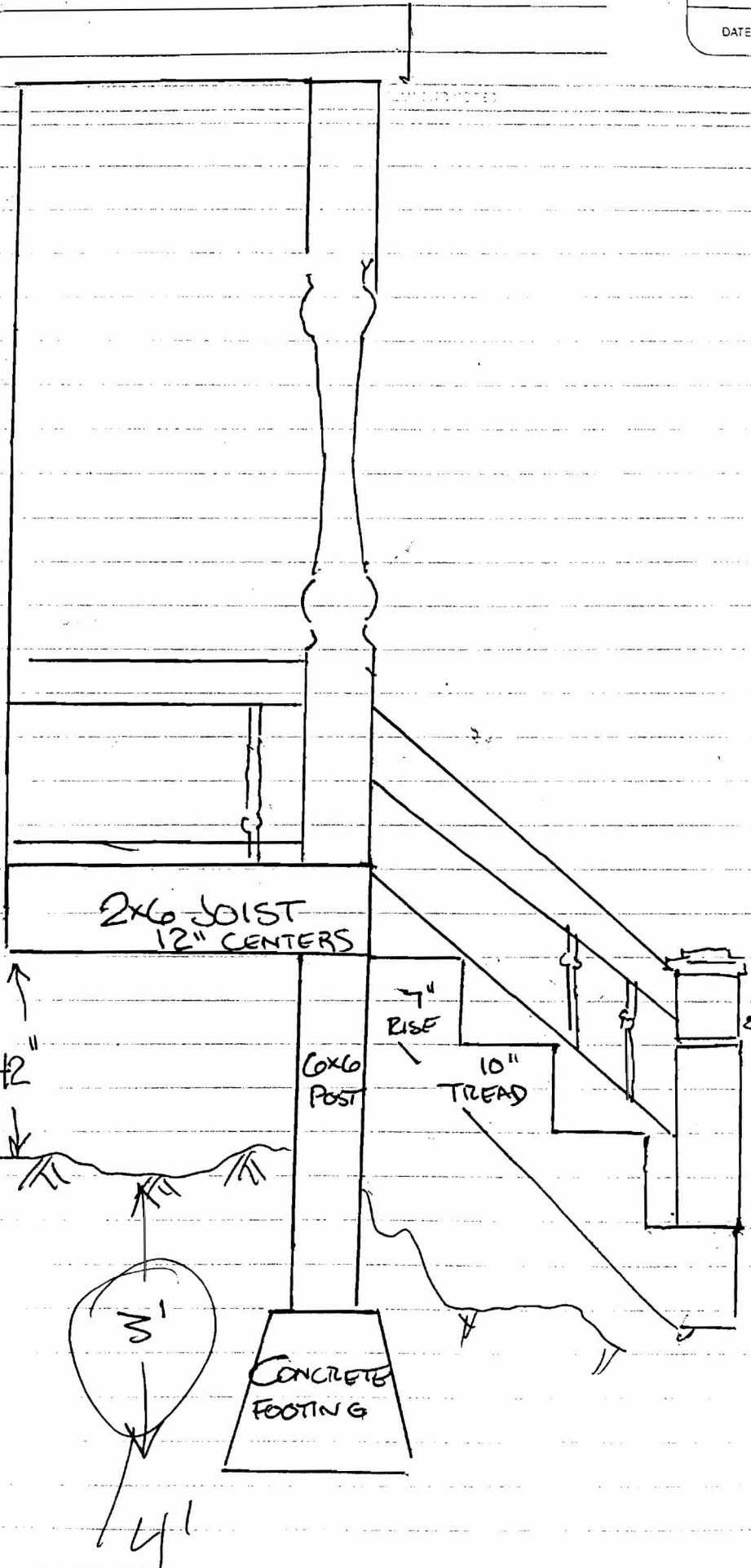
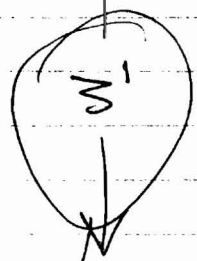
7"
RISE

10"
TREAD

← NEWEL
POST

6x6
POST

CONCRETE
FOOTING





CITY OF PORTLAND, MAINE
Department of Building Inspection

2000

Received from _____ a fee

of _____ /100 Dollars \$ _____

for permit to install
erect
alter

at _____ move
demolish Est. Cost \$ _____

4130
CONTRACT # 7-03

Inspector of buildings
Per _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Auditors Copy