

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

Location of Construction: 8 Sherman St		Owner: City of Portland		Phone:		Permit No. 960961 PERMIT ISSUED Permit Issued: OCT - 1 1996 CITY OF PORTLAND			
Owner Address:		Leasee/Buyer's Name: Vincent Coyne 51 Woodfield Rd Portland, ME 04102		Phone:			Business Name:		
Contractor Name:		Address:		Phone: 773-5844			Zone: CBL: 036-F-009		
Past Use: 21 or 23 Rooming Unit		Proposed Use: Six Family Dwelling		COST OF WORK: \$ 2,500.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>			PERMIT FEE: \$ 40.00 INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>		
Proposed Project Description: Change Use/Make Interior Renovations Remove Stairwell as per plan				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:				Zoning Approval: 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Grestik		Date Applied For: 18 September 1996						Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't 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..

30 TC 30-3328/15070

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 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 *Vincent Coyne* ADDRESS: DATE: 18 September 1996 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

5

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Permit Taken By: Mary Gresik	Date Applied For: 18 September 1996	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____

Permit No: **960961**

PERMIT ISSUED

Permit Issued:
OCT - 1 1996

CITY OF PORTLAND

Zone: *R-6* CBL: 036-F-009

Zoning Approval:
[Signature] 9/27/96

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: *9/18/96*

[Signature]

CEO DISTRICT *[Signature]*

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[Signature] Vincent Coyne 18 September 1996

SIGNATURE OF APPLICANT: _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

D. Jordan

BUILDING PERMIT REPORT

DATE: 27 Sept 96 ADDRESS: 8 Sherman St.

REASON FOR PERMIT: Change of Use 21 Rooming units To Six dwelling Unit

BUILDING OWNER: Vincent Coyne

CONTRACTOR: owner

PERMIT APPLICANT: 11 11 APPROVAL: *5 *6 *7 *8 *9
DENIED: *10 *11 *12 *13 *15 *18 *17

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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)
- * 5. Guardrail & 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.
- * 6. Headroom in habitable space is a minimum of 7'6".
- * 7. 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.)
- * 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 9. 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. feet.

*10. 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.

*11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

*12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

*13. 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 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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)

14. 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.

*15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall be maintained to NFPA #13 Standard.

*17. 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)

*18. 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.

19. 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".

20. 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.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hennessey, Chief of Inspection Services

Applicant: Vincent Coyne
Address: 8 Sherman St

Date: 9/27/96
C-B-L: 36-F-009 & 10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - Change of use from 23 lodging rooms to 6-family APT.
(considered a decrease in use)

Sewage Disposal - City
repairing porch (Auntie)

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - 4,500[#] reg 6,450[#] shown

Lot Coverage/ Impervious Surface - same - no change

Area per Family - 1,000[#]/unit = 6,000[#] - 6,450[#] shown

Off-street Parking - $6 \times 1.5 = 9$ spaces reg - 9+ spaces shown

Loading Bays - N/A

Site Plan - N/A - reduction not increase

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Back hallway
Stairs
→ Down

Bed Room

Bed Room

Back
Stairs
Down

Kitchen

Bath

Bath Room

Kitchen

3rd Floor
APT#6

3rd Fl Landing
↓
Down

3rd Floor
APT# 5

Bed Room

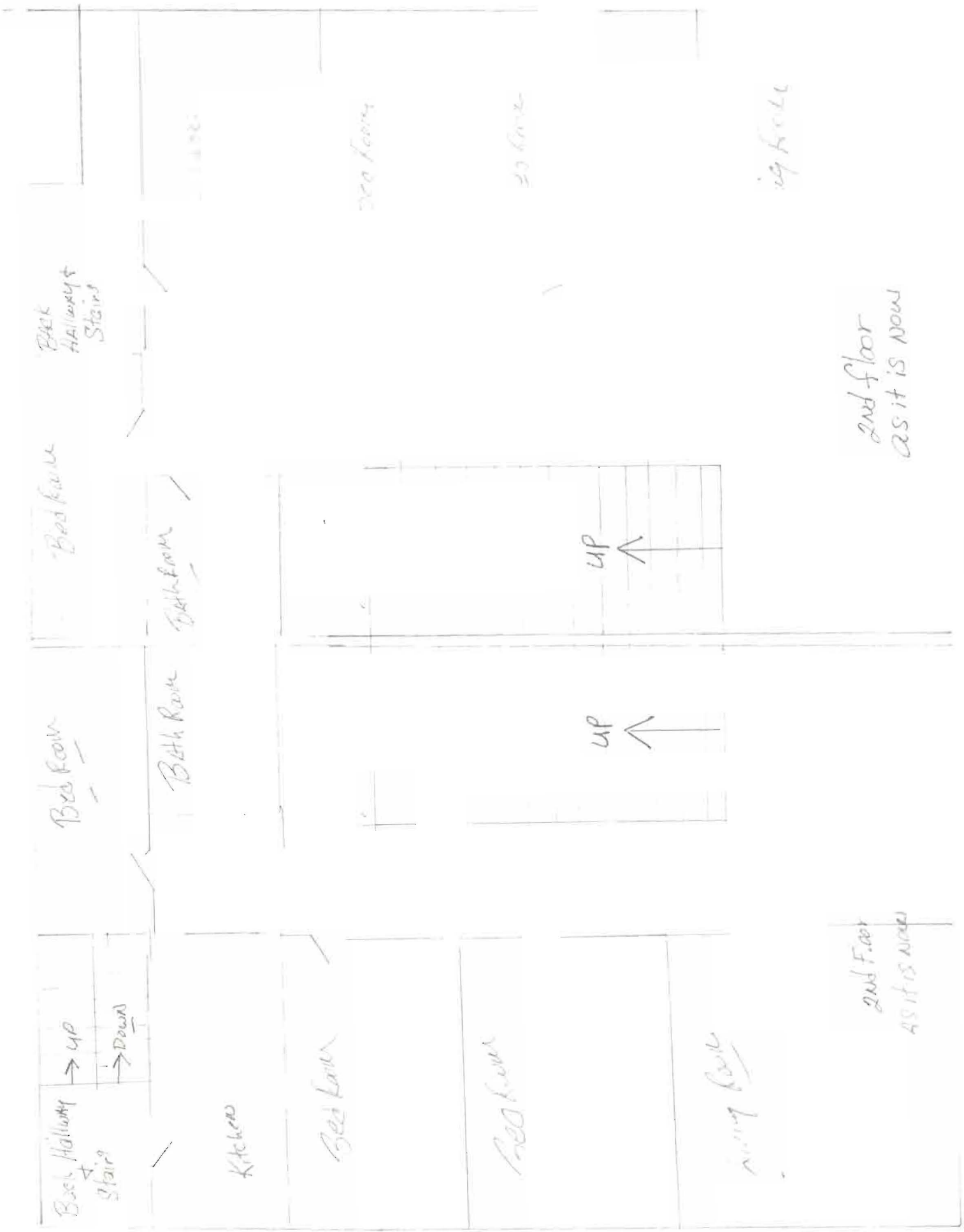
Bed Room

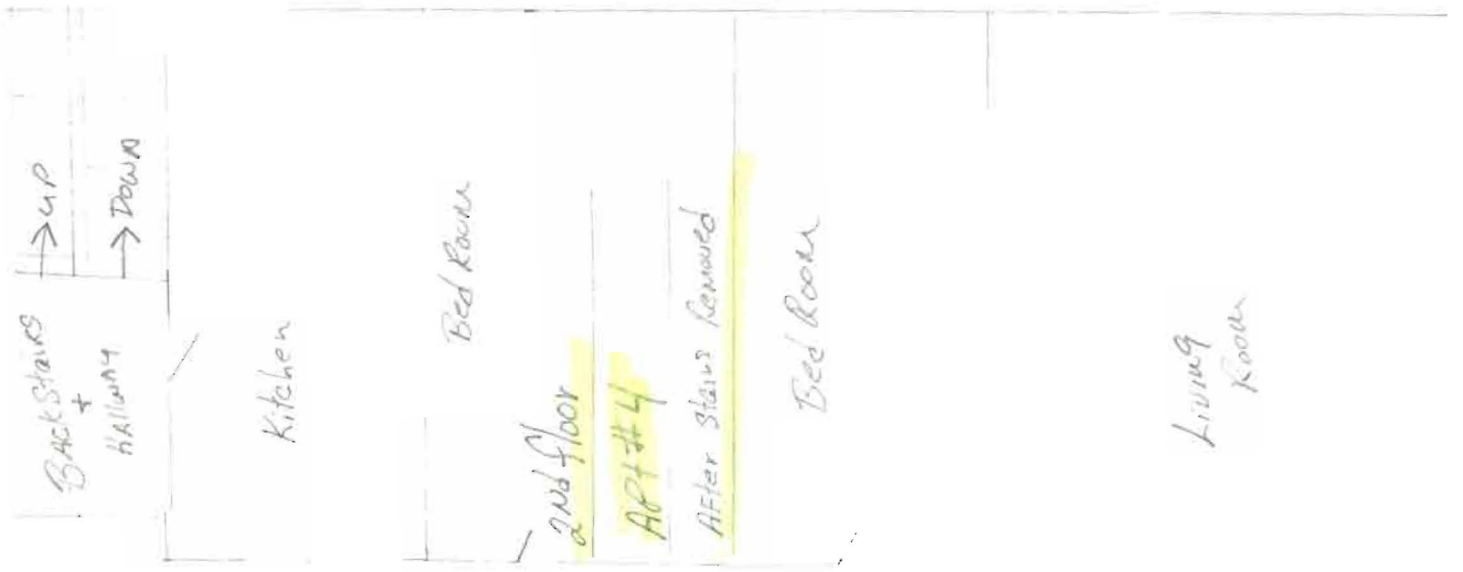
Living
Room

Living Room



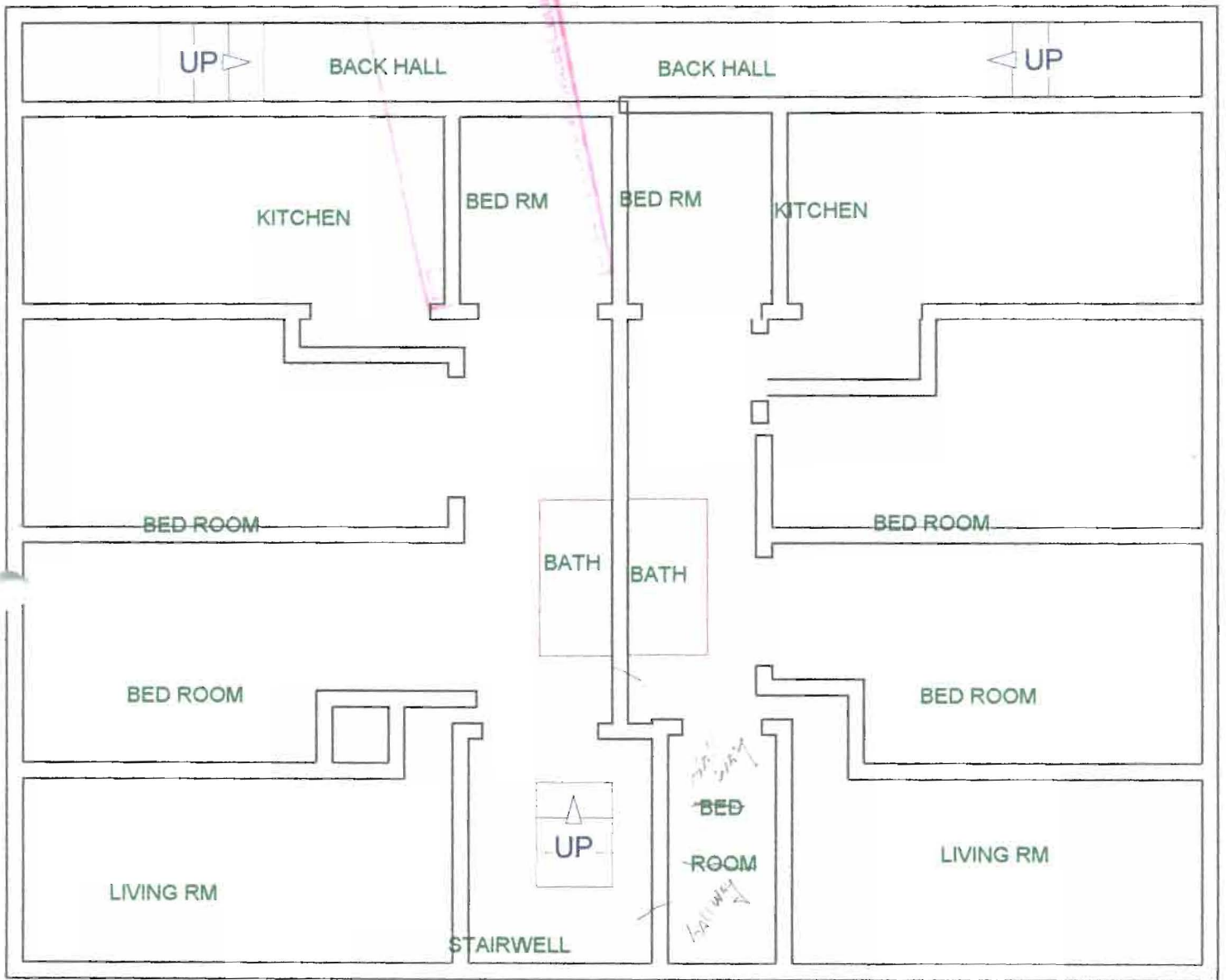
Front 8-10 Sherman St





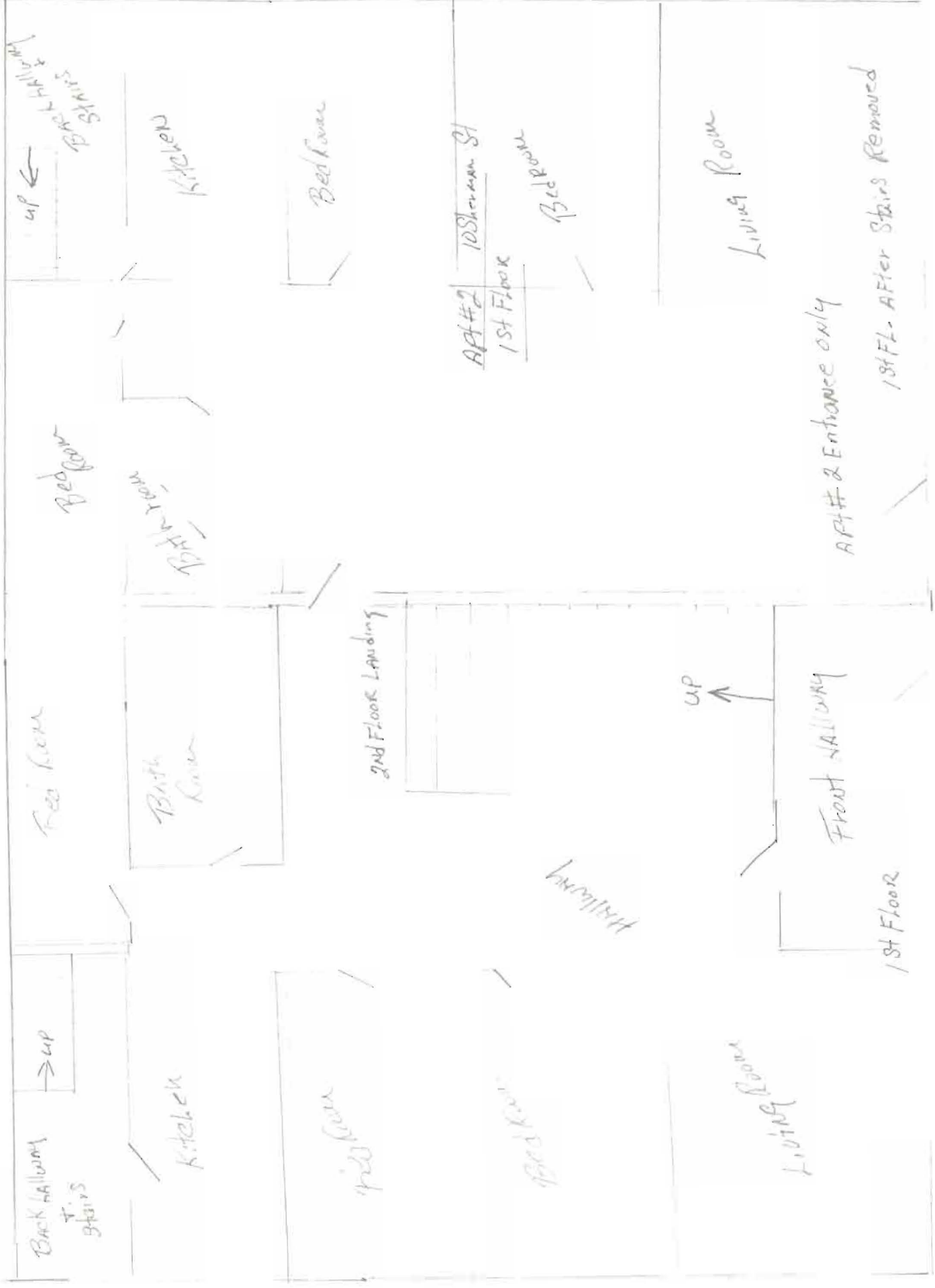
FRONT 2ND FLOOR AFTER

2ND FLOOR

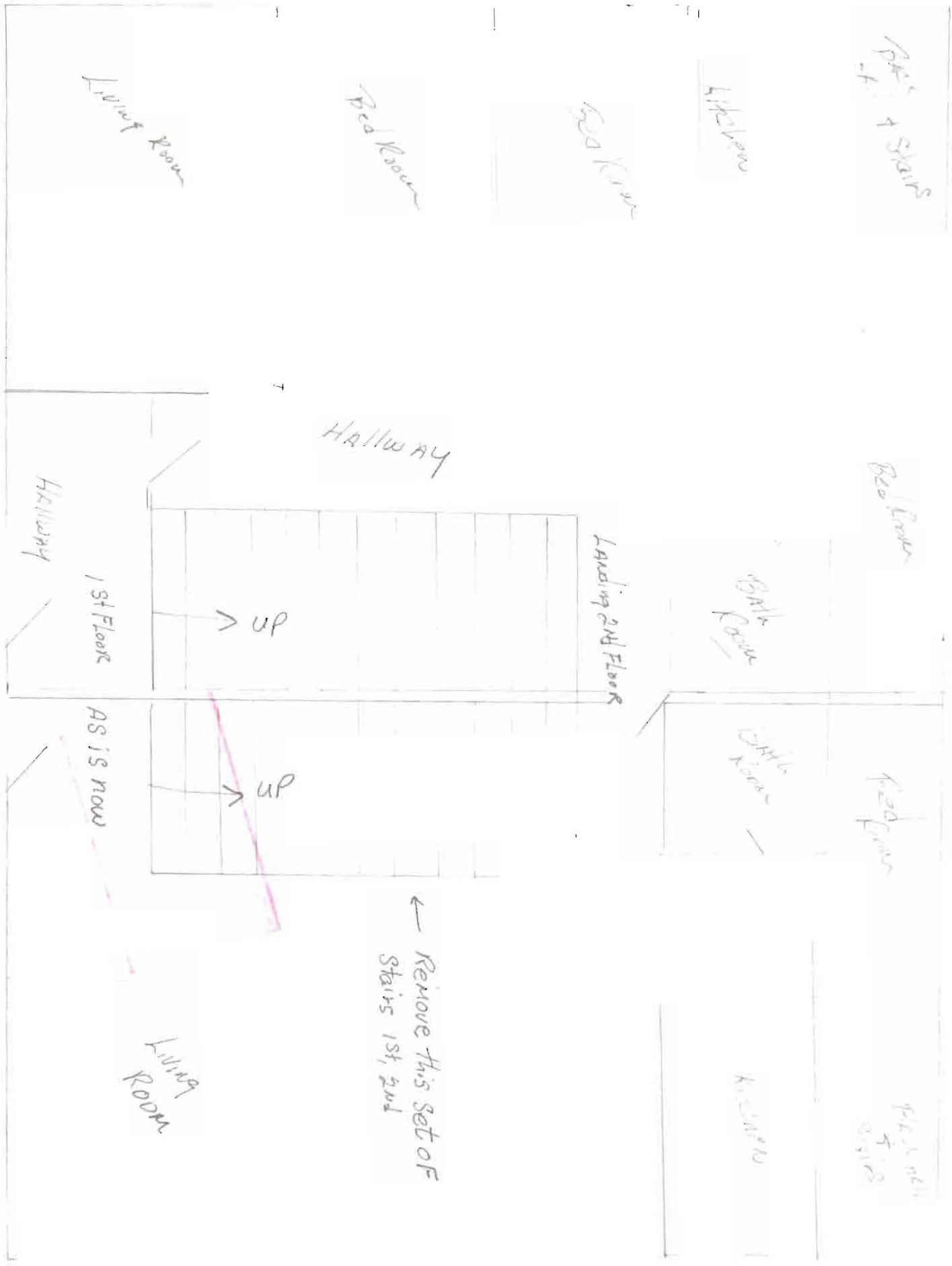


SECOND FLOOR

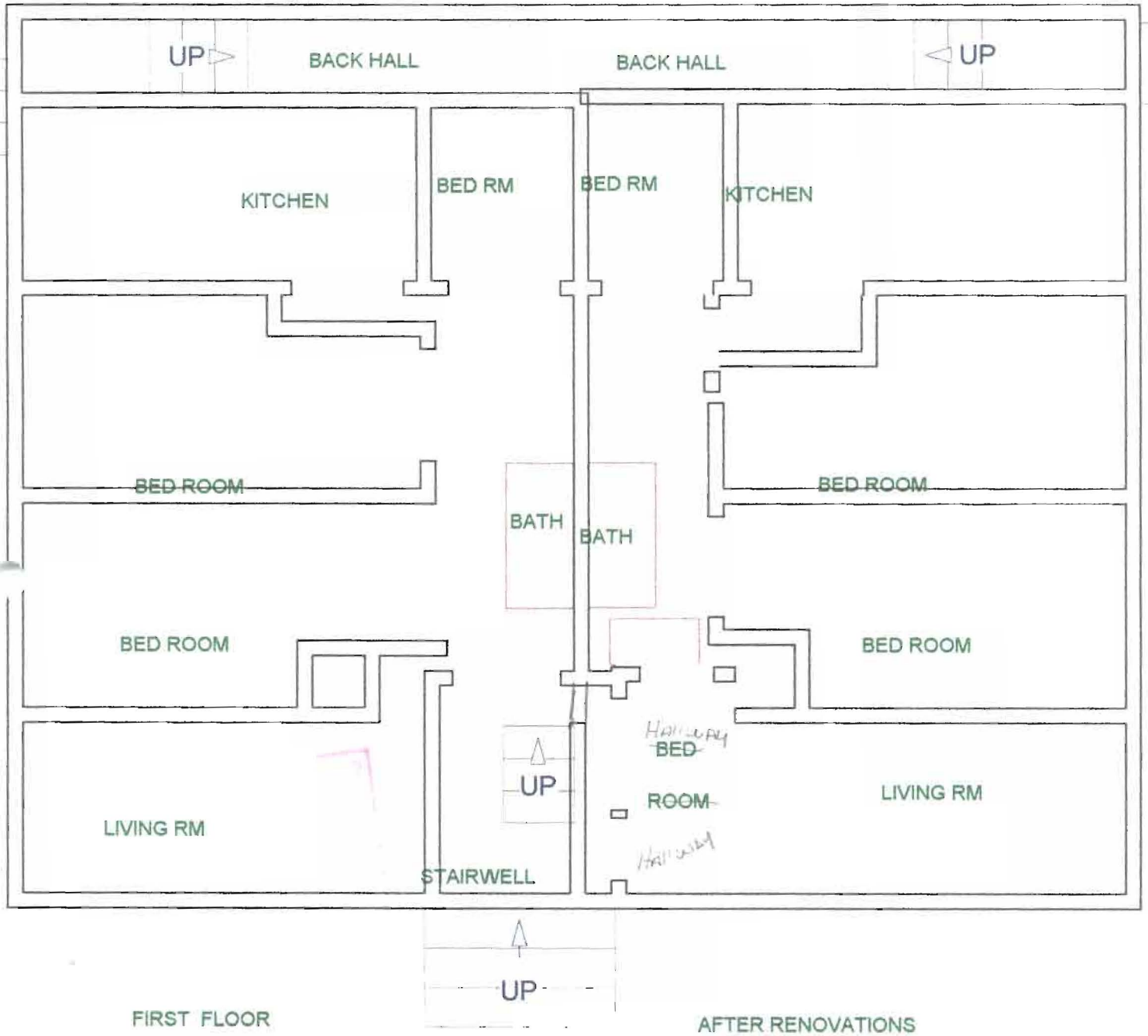
AFTER RENOVATIONS

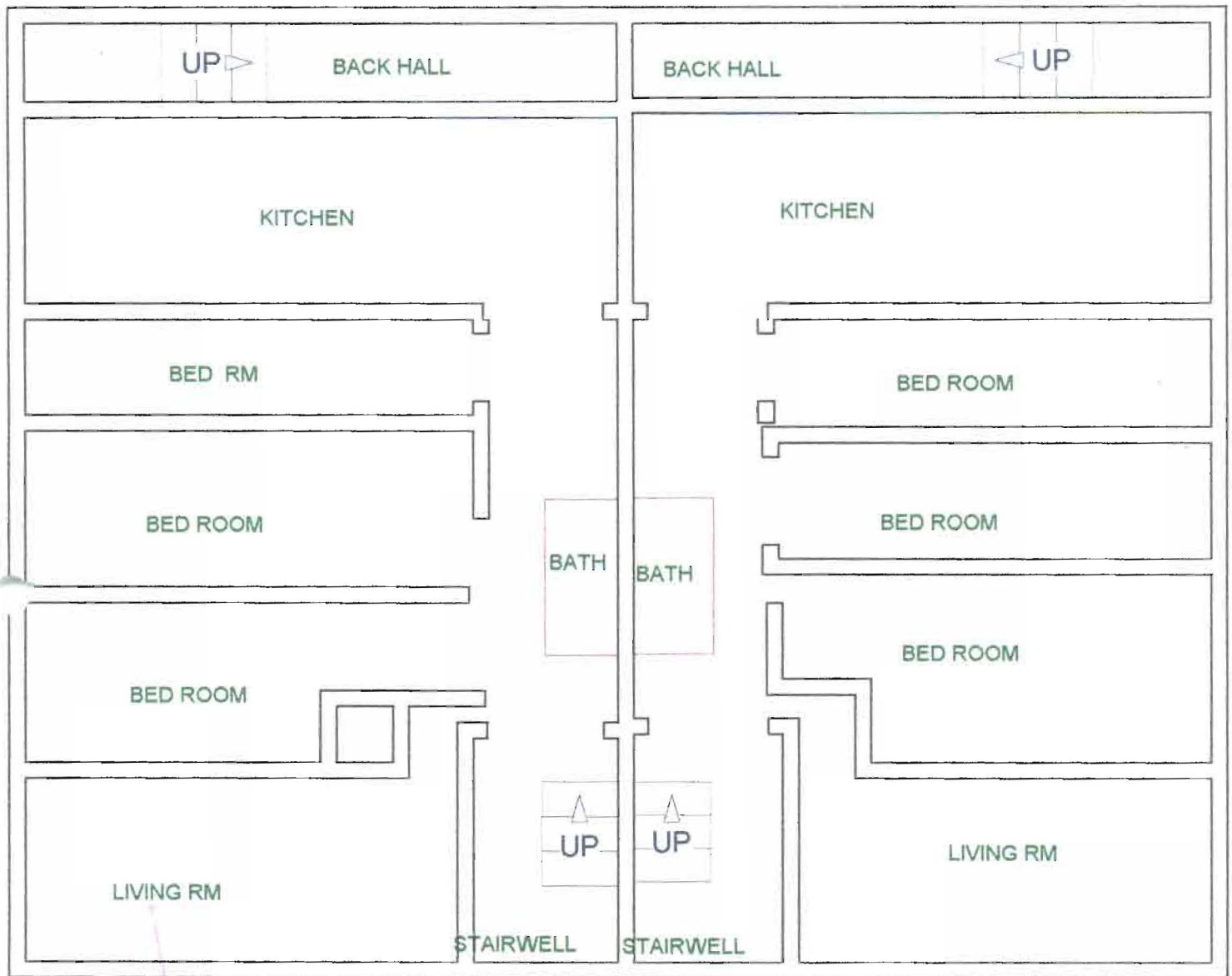


FRONT
8-10 Sherman St
AFTER RENOVATIONS TO STAIRS



8-10 Sherman St





SECOND FLOOR

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 8/20/96

CBL: 36-F-9

TO: Marge Schmuckal, Zoning Administrator

FROM: Community Development Office

SUBJECT: Verification of Legal Number of Units

36-F-009

We presently have an application for Loan/Grant for rehabilitation at:

8-10 Sherman St
(ADDRESS)

The Owner is Vincent Coyne (Family Andrews)
(NAME)

The given number of units of the building is 6

Please verify whether the number of units given are legal under the Land Use Code.

036-F-009

YES the number of units are legal
 NO the number of units are not presently legal.
The LAST legal use WAS 23 rooming units *

The present number of units is _____.

Property is a single family dwelling

Marge Schmuckal Zoning Admin.
SIGNED BY VERIFIER TITLE

* A change of use permit would be required - The lot area indicated the 6 units could very likely be done.

Applicant: Vincent Coyne
Address: 8-10 Sherman St
Assessors No.: 36-F-9-10

Date: 6/12/96

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Use - 2 or Lodging house

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 4500 sq ft for lodging, 4500 actual

Building Area -

Area per Family - 2500 sq ft = 25. MAX - USE 23 WAS THE LAST

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Min. Rooming Unit Areas for Lodging houses - 200 sq ft of combined rooming unit's common area for each rooming unit. Each individual rooming unit shall be a min of 80 sq ft in Area Standard.

Site Plan -

Shoreland Zoning -

Flood Plains -



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

PARKSIDE

DU: 23

CHART-FLOCK-LOT - 36-F-9-10

LOCATION: 6-8 Sherman Street 8-10

DISTRICT: 4

ISSUED: October 18, 1989

EXPIRES: December 18, 1989

Gordon Andrews
PO Box 78
West Poland, Me. 04791

Dear Sir

You are hereby notified, as owner or agent, that an inspection was made of the premises at 6-8 Sherman Street by Code Enforcement Officer Merlin Leary/Kevin Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 18, 1989. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
Chief of Inspection Services

MERLIN LEARY FOR KEVIN CARROLL (6)
Code Enforcement Officer

Attachments

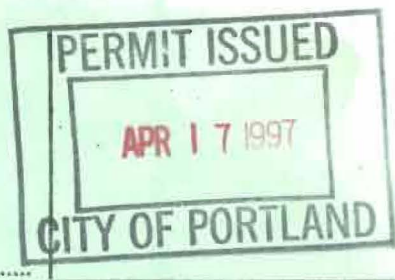
970326

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,



To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 17 April 1997

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 8-10 Sherman St Use of Building 6-fam No. Stories New Building Existing " Name and address of owner of appliance 8-10 Sherman St Inc. Installer's name and address Rudi the Plumber Telephone 797-8311 1230 Congress St Ptld, ME 04103

General Description of Work

To install Install gas fired forced hot water heating system 6 Zone

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? natural gas Minimum distance to burnable material, from top of appliance or casing top of furnace 18" From top of smoke pipe 18" From front of appliance 15' From sides or back of appliance 6' Size of chimney flue 10' Other connections to same flue yes - 3 water heaters If gas fired, how vented? chimney Rated maximum demand per hour 400,000 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. Will all tanks be more than five feet from any flame? How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Rudi - 6694

Cost of Work: 9,000.00 65.00 Permit Fee

Amount of fee enclosed?

APPROVED:

Signature of Inspector

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

Signature of Installer

970326

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1230 Congress St Ptld, ME 04103

General Description of Work

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IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? natural gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 18"
From top of smoke pipe 18" From front of appliance 15' From sides or back of appliance 6'
Size of chimney flue 10' Other connections to same flue yes - 3 water heaters
If gas fired, how vented? chimney Rated maximum demand per hour 400,000
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

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Rudi - 6694

Cost of Work: 9,000.00 65.00 Permit Fee

Amount of fee enclosed?

APPROVED:

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

Signature of Installer

036-1-1-009



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 8 Sherman St (036-F-009)

Issued to Vincent Coyne

Date of Issue 28 August 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960961, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Six (6) Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/28/97

(Date)

Tammy Munson
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

COMMENTS

12-12-96 - Front stairs installed / 8" riser / 11 1/4" Tread / 8" Sono tube in place
depth not inspected / Rod work in progress / also Int work /

2-12-97 - Int. Work in progress

4-18-97 - Rough in Plumbing / water test was on but / sub-contractor pulled
a plug unintentionally / Boiler work in progress / need to be sprinkled over
Furnace / also 2 Sono tubes on left side near the rear

Sprinkler for boiler / at #5 Chimney / appliances + bathroom Fixture

see Elec. Insp

Temp COFD Apt #3 + 4 /

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date