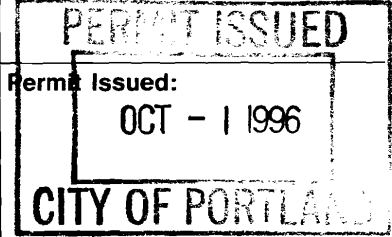


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 8 Sherman St		Owner: City of Portland		Phone:	
Owner Address:		Lease/Buyer's Name: Vincent Coyne 51 Woodfield Rd Ptld, ME 04102		Phone: BusinessName:	
Contractor Name:		Address:		Phone: 773-5844	
Past Use: 21 or 23 Rooming Unit		Proposed Use: Six Family Dwelling		COST OF WORK: \$ 2,500.00	
				PERMIT FEE: \$ 40.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: RT Type: SB BOCA 96	
Proposed Project Description: Change Use/Make Interior Renovations Remove Stairwell as per plans		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: Mary Gresik		Date Applied For: 18 September 1996			

Permit No: **960961**



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]*

*D. Jordan*

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
  - Building permits do not include plumbing, septic or electrical work.
  - 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 YC      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]*      18 September 1996

SIGNATURE OF APPLICANT Vincent Coyne      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

COMMENTS

12-12-96 - Front stairs installed / 8" riser / 11/4" tread / 8" Sono tube in place  
depth not inspected / Roof 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  
at 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 / AH #s Chimneys / appliances + bathroom fixture  
see Elec. Insp.  
Temp CO/O Apt # 3 + 4 /

Inspection Record

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



# Certificate of Occupancy

LOCATION *11th Street at ...*

Issued to *Vivian ...*

Date of Issue *21 August 1977*

**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. *960001*, 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

*...*

*See (c) Family dwelling*

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

*7/27*  
-----  
(Date) *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.

## BUILDING PERMIT REPORT

DATE: 27 Sept 96 ADDRESS: 8 Sherman St

REASON FOR PERMIT: Change of Use 21 rooming units To six dwelling units

BUILDING OWNER: Vincent Coyne

CONTRACTOR: owner

PERMIT APPLICANT:    "   "

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 swelling 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 Hoopes, 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-C

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 -

existing

Lot Area - 4,500<sup>sq</sup> req 6,450<sup>sq</sup> shown

Lot Coverage/ Impervious Surface - same - no change

Area per Family - 1,000<sup>sq</sup>/unit = 6,000<sup>sq</sup> - 6,450<sup>sq</sup> shown

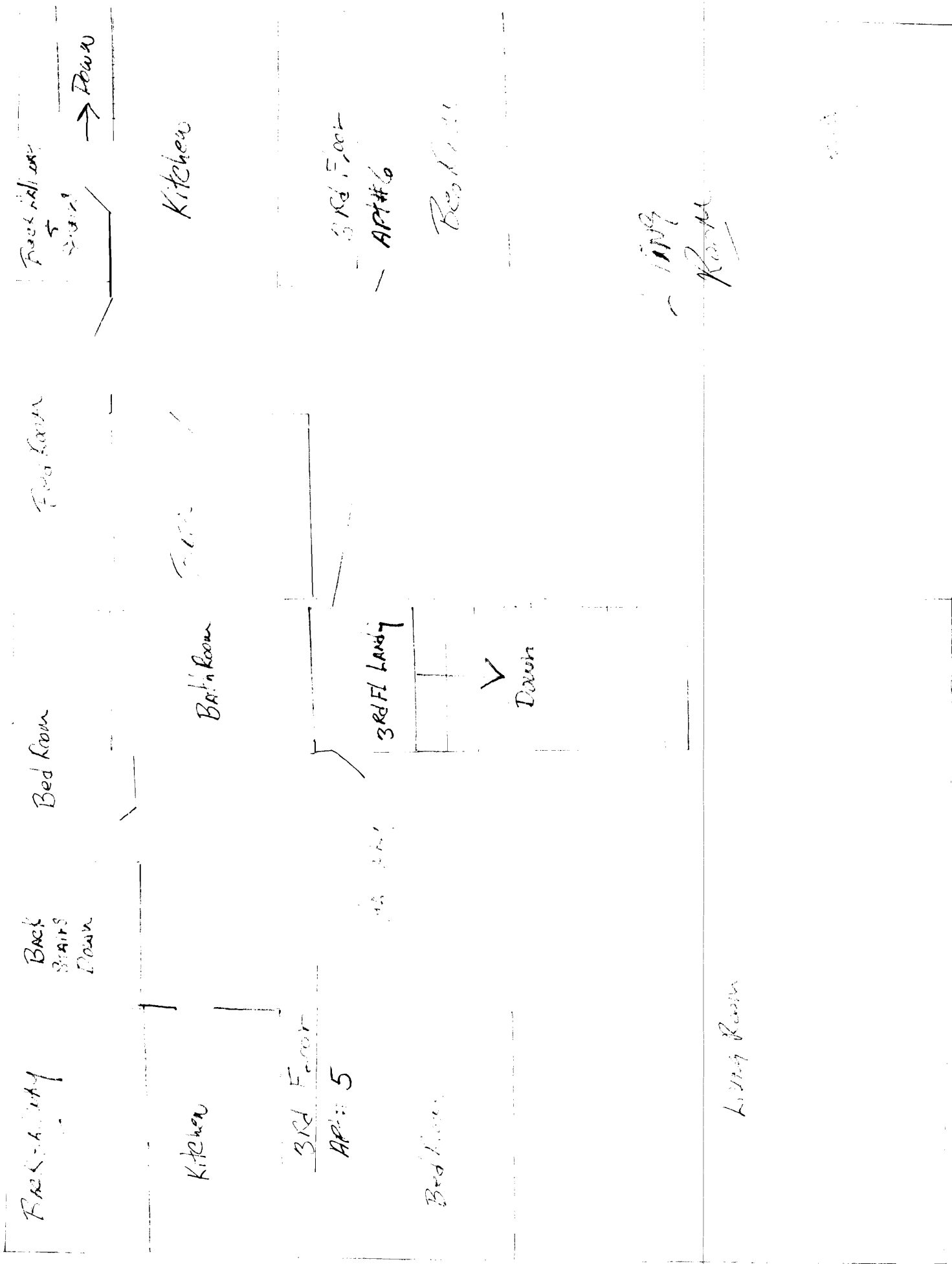
Off-street Parking -  $6 \times 1.5 = 9$  spaces req - 9+ spaces shown

Loading Bays - N/A

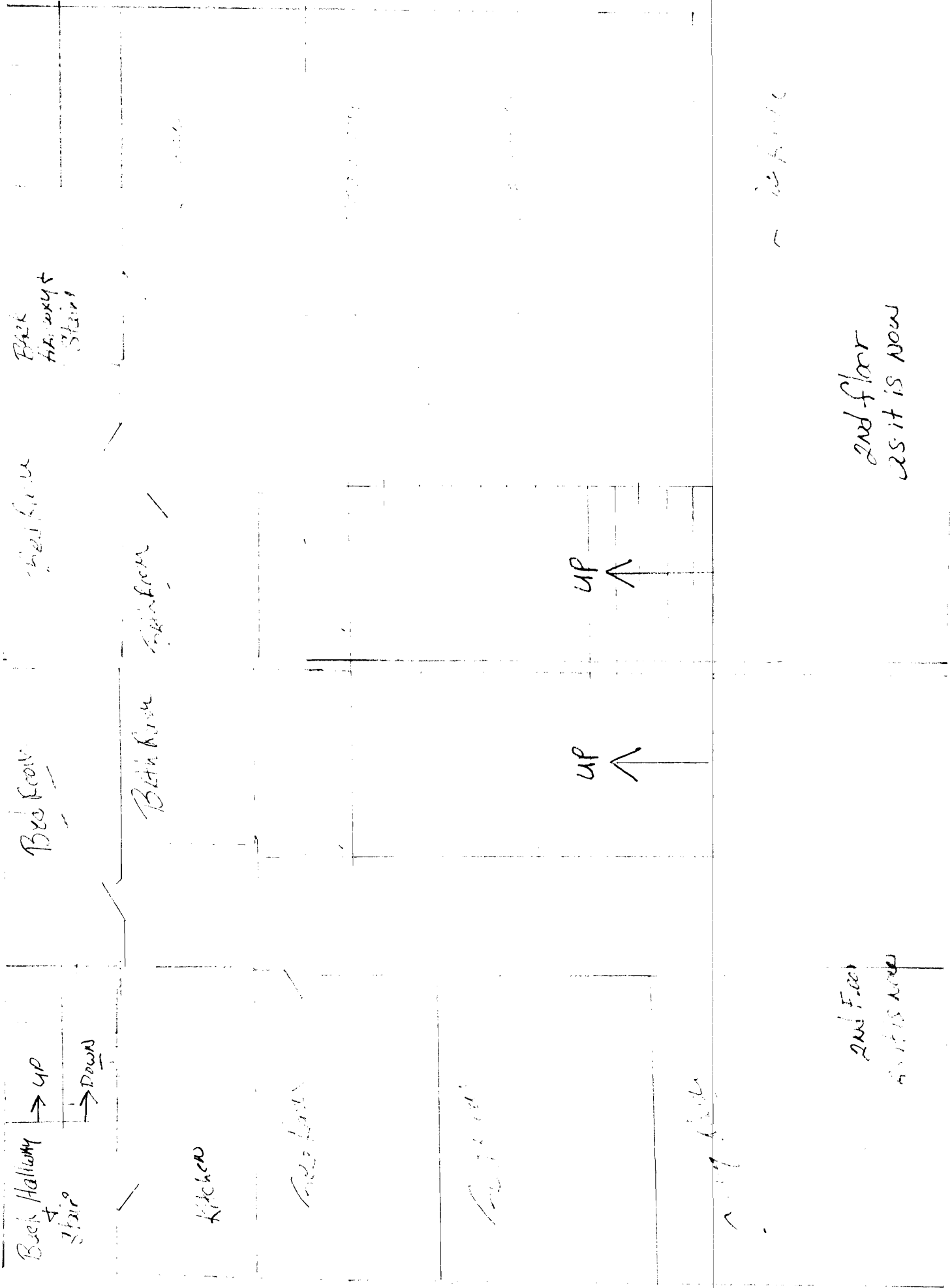
Site Plan - N/A - reduction not increase

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A



Front 8-10 Shreveport St



Back Hallway  
Stair

UP  
DOWN

KITCHEN

LIVING ROOM

LIVING ROOM

Bed Room

Back Hallway

Back Hallway  
Stair

Back Hallway

UP

UP

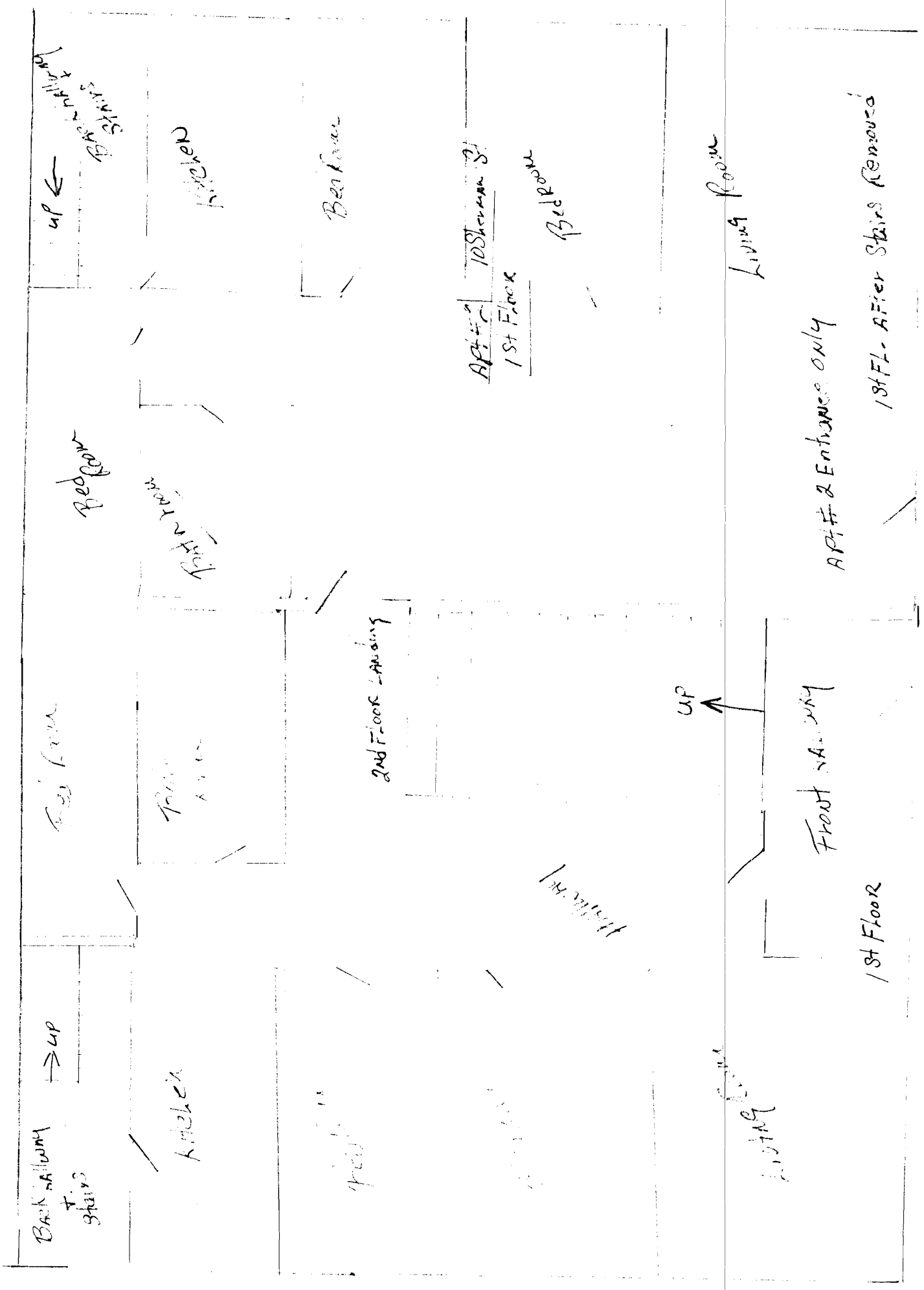
2nd Floor  
AS IT IS NOW

2nd floor  
AS IT IS NOW

FLOOR NOW

~ 12/1/10





Front  
8-10 Sherman St.

After Renovation to Stairs

APT # & Entrance only

1st Fl. - After Stairs Removed

Living Room

UP

Front Hallway

1st Floor

APT # 10 Sherman St  
1st Floor

Bed Room

2nd Floor Landing

Kitchen

Bed Room

Bathroom

Bathroom

UP

Back Hallway & Stairs

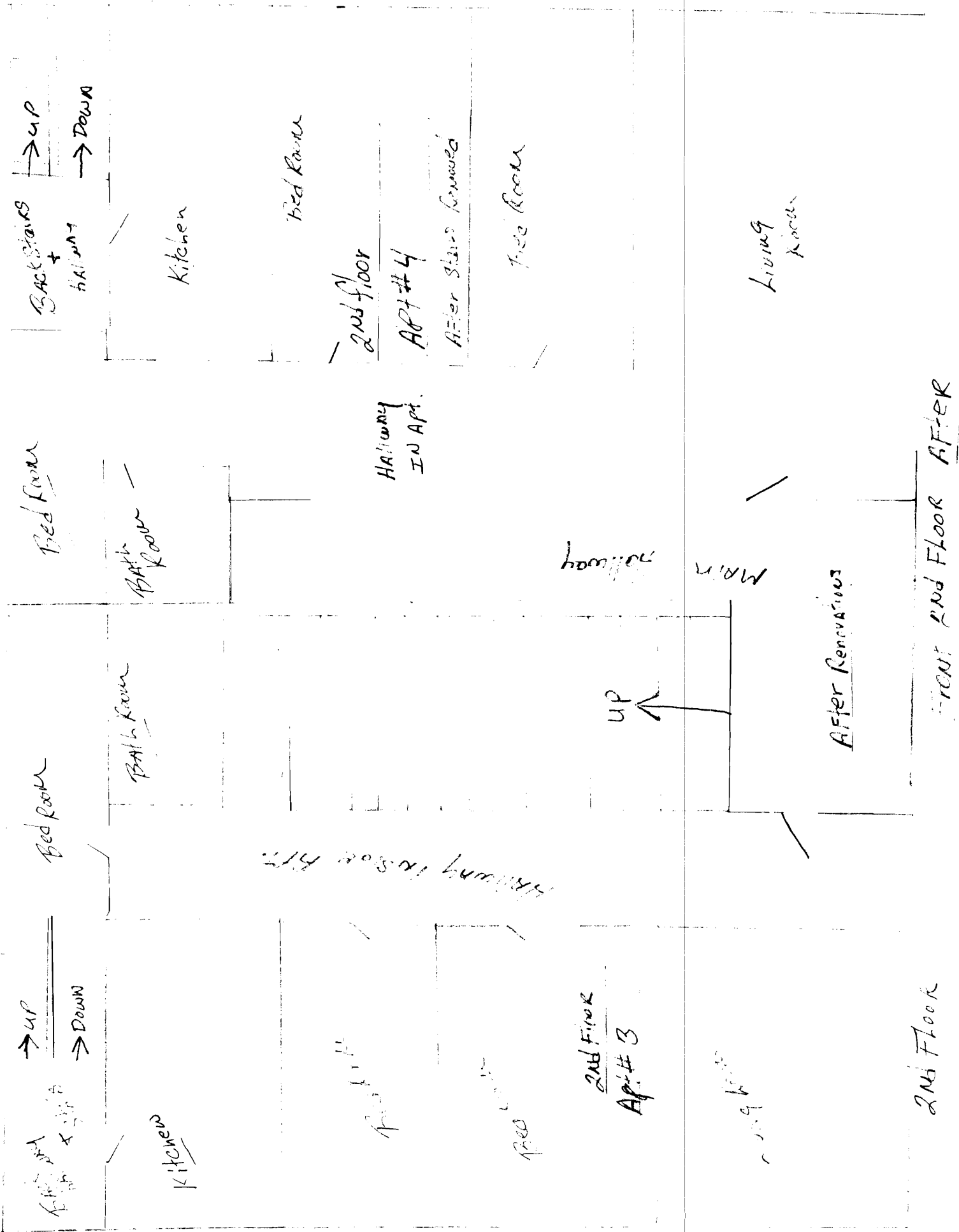
Kitchen

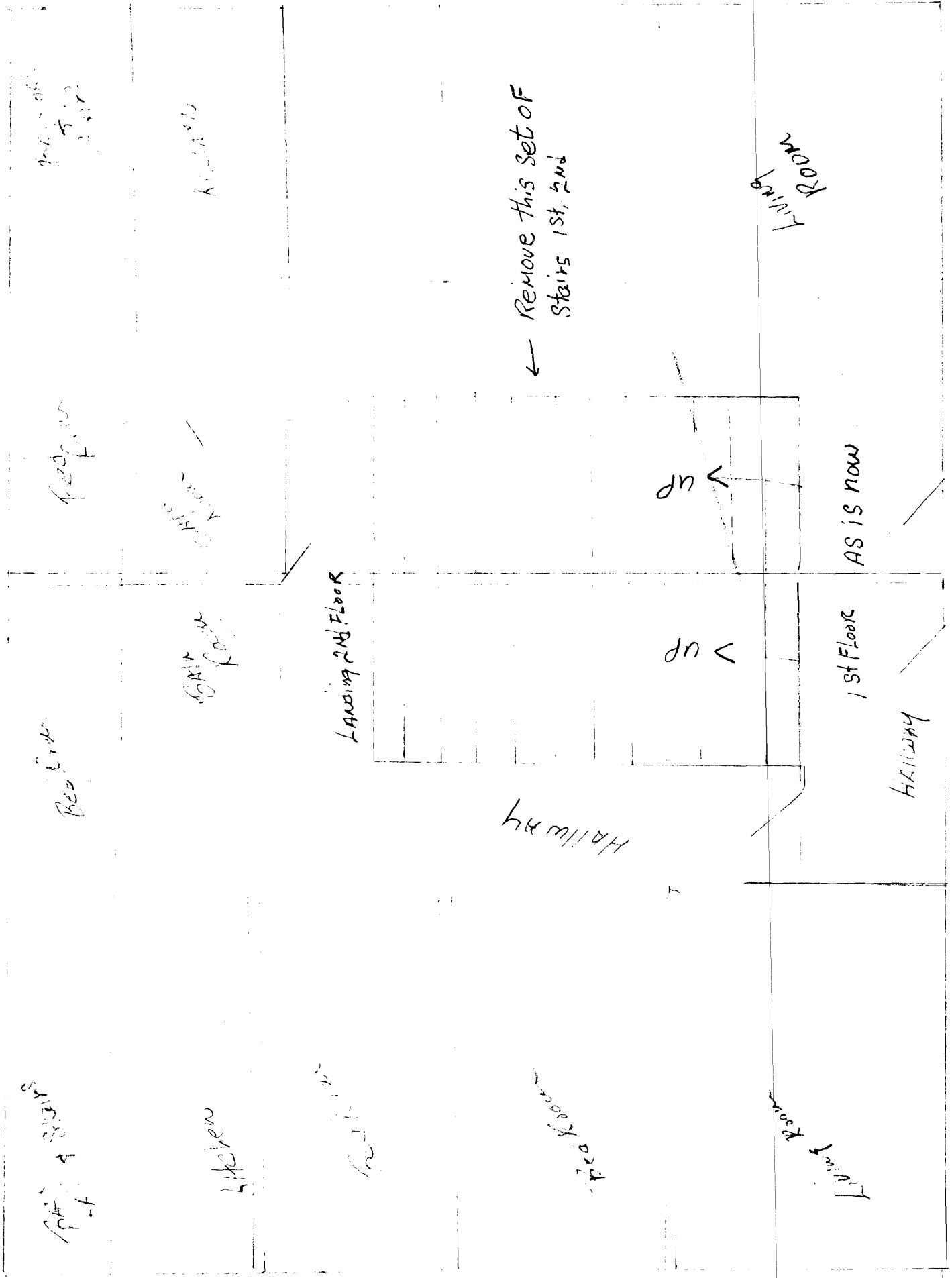
Bed Room

Bed Room

UP

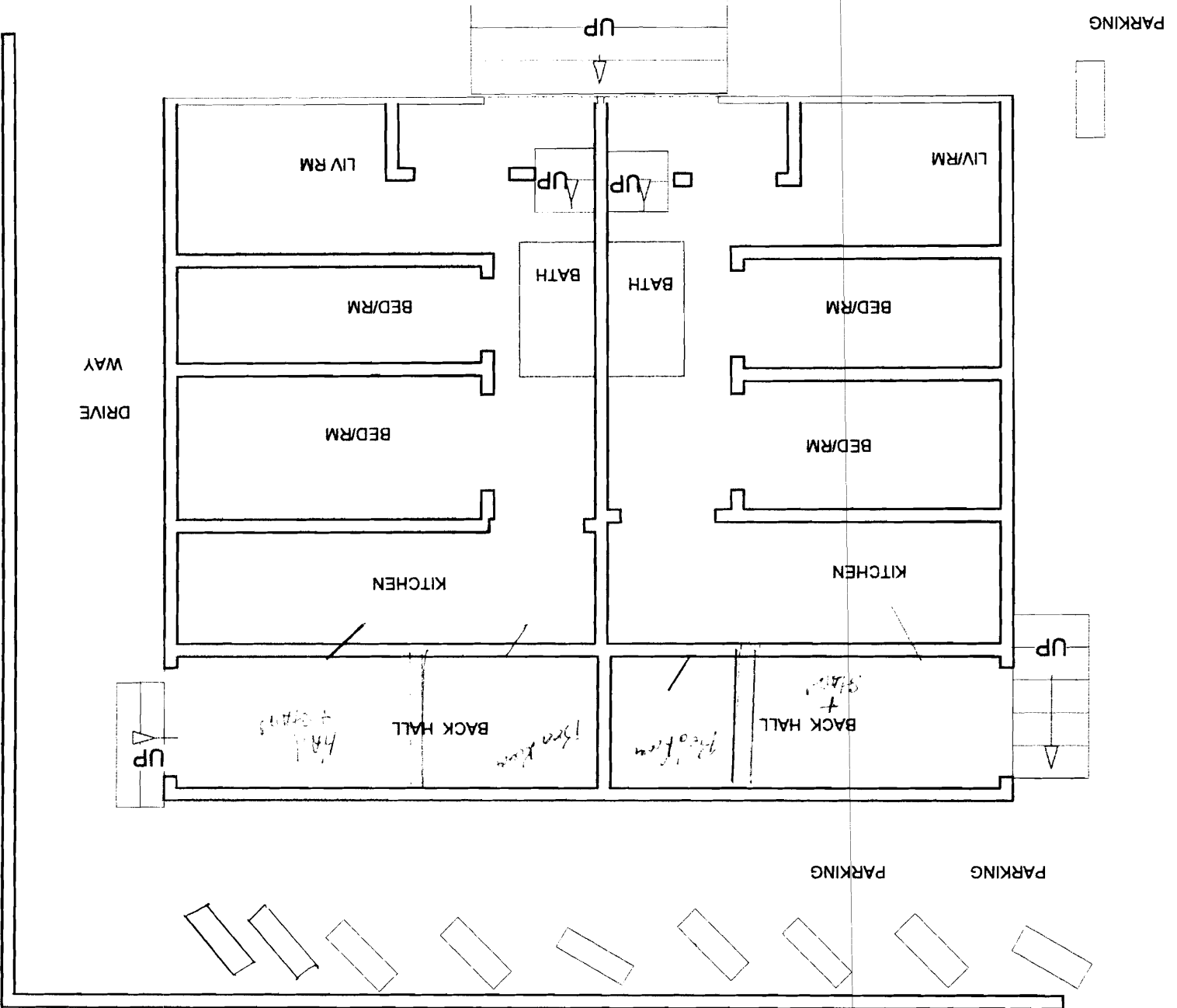
Back Hallway & Stairs

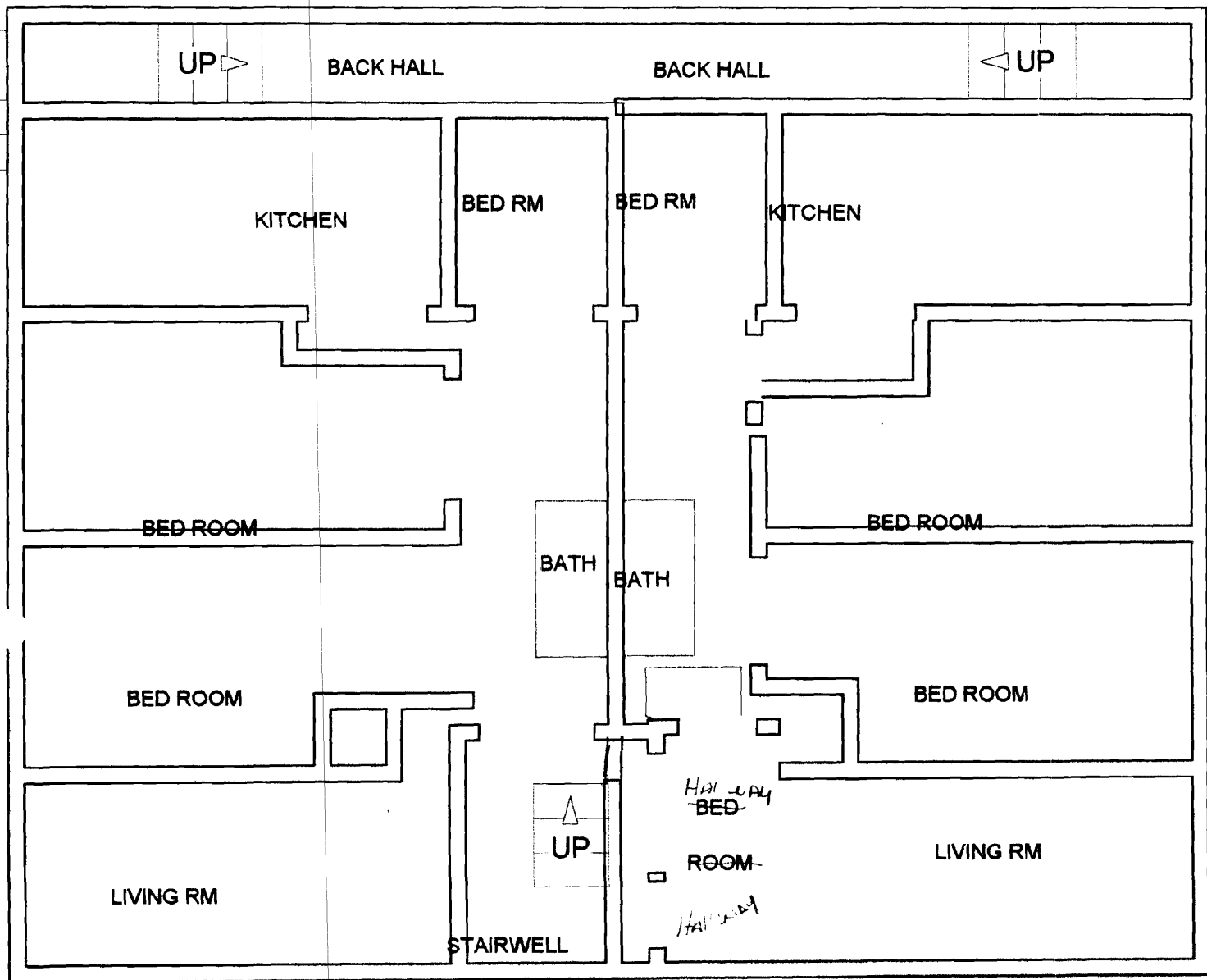




Front

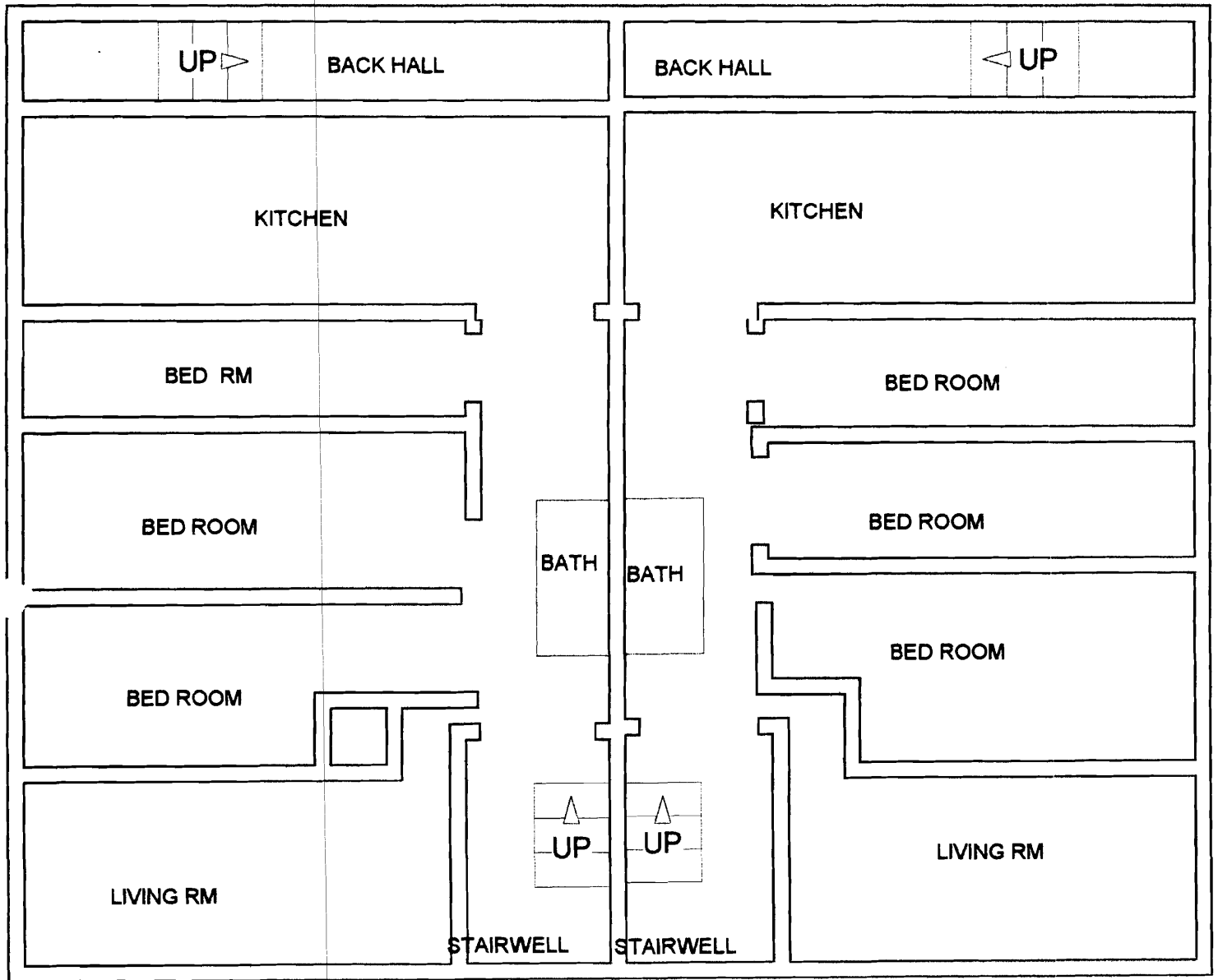
8-10 Sherman St



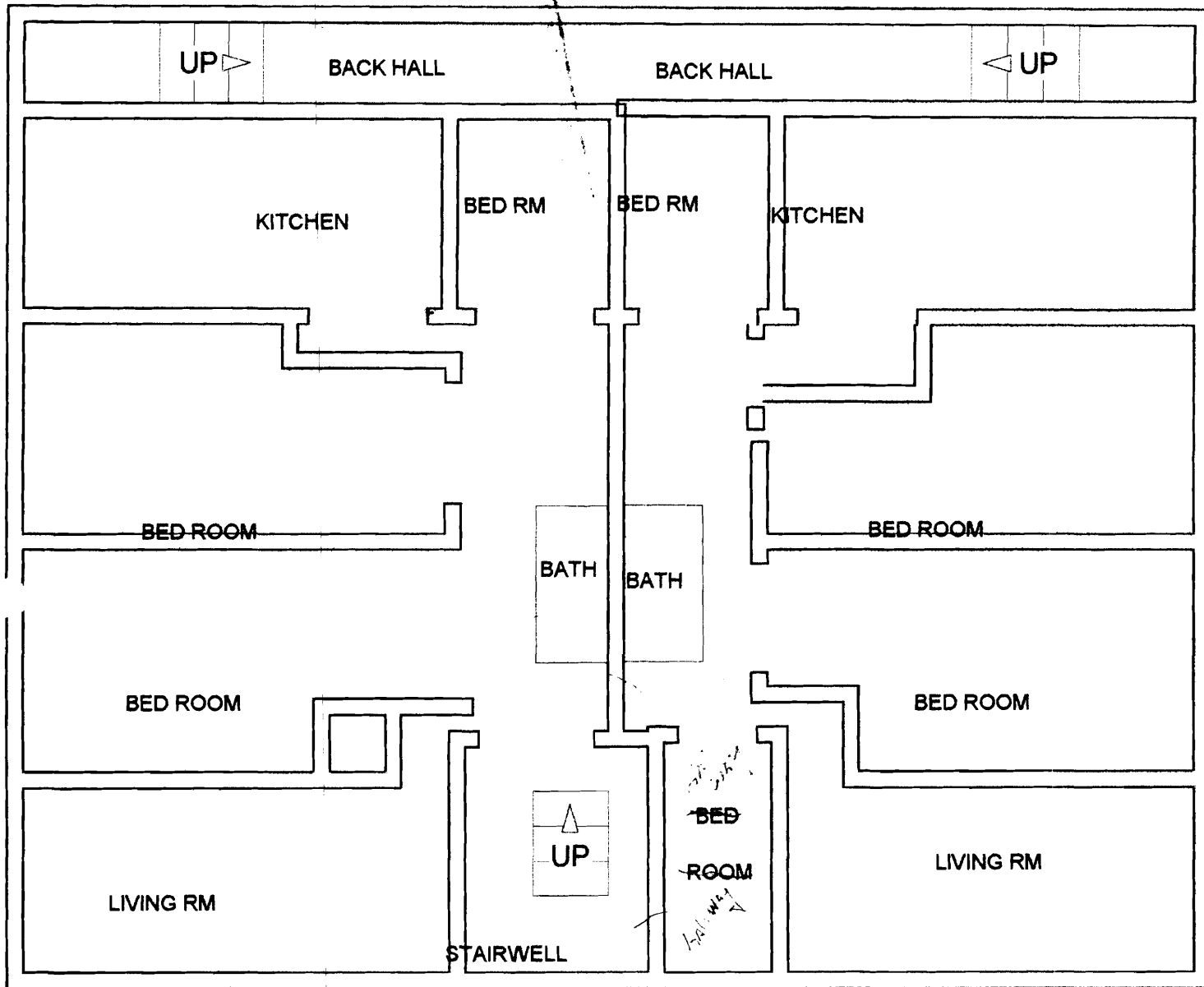


FIRST FLOOR

AFTER RENOVATIONS



SECOND FLOOR



SECOND FLOOR

AFTER RENOVATIONS