



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 141 SHERMAN ST

CBL: 048- C-015-001

Issued to: HARMON SHERMAN ST ASSOC LLC

Date Issued: 3/19/2012

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. 2011-11-2612-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

UNIT 1

APPROVED OCCUPANCY

USE GROUP R-2, TYPE 5-B, IBC 2009

Approved:

3-19-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



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PORION OF BUILDING OR PREMISES

UNIT 2

APPROVED OCCUPANCY

USE GROUP R-2, TYPE 5-B, IBC 2009

Approved:

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(Date)

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PORTION OF BUILDING OR PREMISES

UNIT 3

APPROVED OCCUPANCY

USE GROUP R-2, TYPE 5-B, IBC 2009

Approved:

3-19-2012

(Date)

Inspector

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PORTION OF BUILDING OR PREMISES

UNIT 4

APPROVED OCCUPANCY

USE GROUP R-2, TYPE 5-B, IBC 2009

Approved:

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PORTION OF BUILDING OR PREMISES

UNIT 5

APPROVED OCCUPANCY

USE GROUP R-2, TYPE 5-B, IBC 2009

Approved:

3-19-2012

(Date)

Inspector

Inspections Division Director

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Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 141 SHERMAN ST

CBL: 048- C-015-001

Issued to: HARMON SHERMAN ST ASSOC LLC

Date Issued: 3/19/2012

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PORTION OF BUILDING OR PREMISES

UNIT 6

APPROVED OCCUPANCY

USE GROUP R-2, TYPE 5-B, IBC 2009

Approved:

3-19-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that HARMON SHERMAN ST ASSOC,LLC

Located At 141 SHERMAN ST

Job ID: 2011-11-2612-CH OF USE

CBL: 048- C-015-001

has permission to Condo Conversion 6 Units, construction on permit #2011-02-435

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

 11/10/11

Code Enforcement Officer / Plan Reviewer

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

closed
SCANNED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-11-2612-CH OF USE	Date Applied: 10/25/2011	CBL: 048- C-015-001	
Location of Construction: 141 SHERMAN ST	Owner Name: HARMON SHERMAN ST ASSOC. LLC - JAMES HARMON	Owner Address: 59 CURTIS RD PORTLAND, ME 04103	Phone: 318-3241
Business Name:	Contractor Name: OWNER	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Condo Conversion	Zone: R-6
Past Use: Six Residential dwelling units	Proposed Use: Same: Six Residential Dwelling units - to convert the vacant leased unit to condominium units - see permit #2011-02-435 for renovations	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>Landon</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Malone 11/8/11</i>	Inspection: Use Group: <i>R-2</i> Type: <i>5B</i> Signature: <i>JMB</i> <i>11/10/11</i>
Proposed Project Description: Condo Conversion 6 Units		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

— Maj — Min — MM
Date: *11/7/11*

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date:

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

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.**

Certificate of Occupancy 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

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2612-CH OF USE

Located At: 141 SHERMAN ST

CBL: 048- C-015-001

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. PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
3. PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
4. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
5. This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.
2. 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.
3. Residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Job ID: 2011-11-2612-CH OF USE

Located At: 141 SHERMAN ST

CBL: 048- C-015-001

Fire

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. All outstanding code violations shall be corrected prior to final inspection.



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.

2-6

Location/Address of Construction: <u>141 SHERMAN ST.</u>		
Total Square Footage of Proposed Structure/Area <u>7740</u>	Square Footage of Lot <u>4750</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>C</u> Lot# <u>15</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JAMES HERMON</u> Address _____ City, State & Zip _____	Telephone: _____
Lessee/DBA (If Applicable) <u>2011-02-435</u> <u>permit for alterations</u>	Owner (if different from Applicant) Name <u>HATTON STREET 1ST RESOC.</u> Address <u>PO BOX 10634</u> City, State & Zip <u>PORTLAND ME 04107</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>RESIDENTIAL UNIT</u> Number of Residential Units <u>10</u> If vacant, what was the previous use? <u>APARTMENTS</u> Proposed Specific use: <u>CONDOMINIUMS</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RENOVATE FIRE DAMAGED BUILDING - CONVERT TO CONDOS</u>		
Contractor's name: <u>JAMES HERMON</u> Address: <u>P.O. BOX 10634</u> City, State & Zip <u>PORTLAND ME 04107</u> Telephone: <u>218-3241</u> Who should we contact when the permit is ready: <u>JAMES</u> Telephone: _____ Mailing address: _____		

11311

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED

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.

Dept. of Building Inspections

Signature: James Hermon

Date: 10-24-11

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



ORIGINAL PERMIT APP. / PERMITS ISSUED WORK IN PROGRESS

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.

Location/Address of Construction: <u>141 SHERMAN ST. PORTLAND</u>			
Total Square Footage of Proposed Structure/Area <u>7744</u>		Square Footage of Lot <u>4750</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>C</u> Lot# <u>15</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JAMES HARMON</u> Address <u>P.O. BOX 10634</u> City, State & Zip <u>PORTLAND, ME 04104</u>		Telephone: <u>797-0739</u> cell. <u>318-3241</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>HARMON SHERMAN ST. ASSOC. LLC</u> Address <u>JAMES HARMON, sole member</u> <u>P.O. BOX 10634</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Cost Of Work: \$ <u>60,000</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>6 FAMILY RESIDENTIAL</u> Number of Residential Units <u>6</u> If vacant, what was the previous use? <u>SAME</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPAIR/REMODEL FIRE DAMAGE</u>			
Contractor's name: <u>LINDSEY BICHREST</u> Address: <u>143 SUMMER ST.</u> City, State & Zip <u>LISBON FALLS, ME 04252</u> Telephone: <u>353-6155</u> Who should we contact when the permit is ready: <u>JAMES HARMON</u> Telephone: <u>318-3241</u> Mailing address: <u>P.O. BOX 10634 PORTLAND, ME 04104</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.

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Signature: James Harmon

Date: 2-13-11

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

PREVIOUS TENANTS NAMES

APT 1 OSCAR PEREZ

APT 2 ALAN CHARLES
KEVIN KONTOS
JOAN BURO

APT 3 LEAH ROGERS

APT 4 KAREN HIBBARD

APT 5 JUSTIN MORISI

APT 6 CHARLES GOU

Submit with Condominium Conversion Permit Application

Project Data:

Address: 141 SHERMAN ST.

C-B-L: 48-C-15

Number of Units in Building: SIX

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>NONE</u>				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6 <u>✓</u>				
Unit 7				
Unit 8				

BUILDING DAMAGED BY FIRE 4-10-08 - HAS BEEN VACANT SINCE 4-10-08

If more units, submit same information on all units

Length of time building owned by applicant 24 years

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES X NO _____ (check one)

PERMITS ALREADY ISSUED - WORK IN PROGRESS

Type and cost of building improvements associated with this conversion that do not require permits:

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)