

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

Location of Construction: 65 Sherman St		Owner: <i>Russ Sternburg</i>		Phone: <i>775-3930</i>		Permit No: 960407	
Owner Address:		Leasee/Buyer's Name: Daniel Scott Lee P.O. Box 10401 Portland, ME 04104		Phone:		Business Name:	
Contractor Name: David McDonald		Address:		Phone: <i>781-8050 ext 774-4621</i>		Permit Issued: MAY 17 1996 CITY OF PORTLAND	
Past Use: II Illegal 21-unit		Proposed Use: 20-unit 14 units 17 units		COST OF WORK: \$ 595,000.00		PERMIT FEE: \$ 3,000.00	
Proposed Project Description: Change Use - Make Renovations		See letter dated July 2, 1997 from zoning adm <i>[Signature]</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A2</i> Type: <i>3B</i> <i>BOCA 93</i>	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: 12 April 1996		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
				Signature:		Date:	

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 CY Dumpster 30-2524/00141

PERMIT ISSUED WITH LETTER

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]
SIGNATURE OF APPLICANT **Daniel Scott Lee** ADDRESS: DATE: **12 April 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**

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 17, 1996

Drew A. Anderson, Esquire
75 Pearl Street
Portland, Maine 04101

RE: 65 Sherman Street

Dear Mr. Anderson,

Your application to make repairs after fire and change use from the illegal 21 dwelling units to the permitted 16 dwelling units has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Building and Fire Code Requirements

1. A fire alarm system must be installed in accordance with NFPA 72.
2. A fire alarm acceptance report shall be submitted to the Portland Fire Department
3. The building must be protected throughout by an approved supervised automatic sprinkler system and installed in accordance with Section 18-3.5.1 of the Life Safety Code.
4. A 4" storz fire department connection is required.
5. The proposed building permit change will required approval from the State Fire Marshal.
6. Please read and implement items 5, 6, 7, 9, 11, 12, 14, 15 and 16 of the attached Building Permit Report.
7. A plan with structural loads and designs with the name and seal of a design professional must be submitted to this office before work begins.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div
Lt. McDougall, PFD

77 3-5651

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

RE: 65 Sherman Street

July 2, 1997

This notice is for the files of 65 Sherman Street. Our office has re-evaluated both our microfiche and the assessors records in order to determine the allowable use at this time. The pre-1957 assessor's records do show that 17 units existed at that time. There were no official permits to change from 17 to 16 units. At this point it is uncertain why 2 permits were taken out for only 16 units. It is my determination that 17 units have existed since 1957 and can be continued at this time. There should be no increases to the number of units on this property without the review and approvals of this office in the future.

Marge Schmuckal, Zoning Administrator/ Asst. Chief of Insp. Services

To: Tom Jewel -
Info you requested

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00024

JAN 15 1985

ZONING LOCATION PORTLAND, MAINE Jan. 15, 1985

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 65 Sherman St. 4th floor apt # 16 ... Fire District #1 #2

1. Owner's name and address .. Carlton Investment Co., .. Carlton St. Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address .. William Harris, .. P. O. Box 2142 ... Telephone .. 879-0299

..... So. Port. 04106. No. of shrets

Proposed use of building ... multi-family No. families .. 16

Last use same No. families .. 16

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$.. 3,500.

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$

Base Fee 30.00

Late Fee

TOTAL \$ 30.00

To make alterations to existing apartment as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04106

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes Is any electrical work involved in this work? .. ~~XXXX~~ NO

Is connection to be made to public sewer? .. ~~XXXX~~ YES If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER:

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Phone # .. same

Name of above .. William Harris, Joe 1 2 3 4

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00061

28 1985

ZONING LOCATION PORTLAND, MAINE 21, 1985

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 65 Sherman St. - 15 apts. Fire District #1 #2

1. Owner's name and address Carleton Investment Asso. - 84 Carleton Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Bill Harris - P.O. Box 2742 So. P Telephone ... 789-0289

..... No. of sheets

Proposed use of building 16 apts. No. families

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 53,000 Appeal Fees \$

FIELD INSPECTOR - Mr. Base Fee 275.00

@ 775-5451

Late Fee

TOTAL \$ 275.00

To make alterations to existing ~~permits~~ apartments as per plans, work is for 15 apts. 4 on 1st. 4 on second, 4 on third and 3 on 4th as per plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes Is any electrical work involved in this work? .. yes

Is connection to be made to public sewer? .. ~~no~~ If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber - Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Struds (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING: Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Fire Dept: are observed?

Health Dept:

Other:

Signature of Applicant Phone # SAME

Type Name of above Bill Harris for 1 2 3 4

Carleton Investment Assoc.

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 4/19/96

CBL: 048-D-019

TO: Marge Schmuckal, Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

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

65 Sherman St

(ADDRESS)

The Owner is

Carleton Investments

(NAME)

The given number of units of the building is

16

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

YES the number of units are legal

NO the number of units are not presently legal.

The present number of units is _____.

Property is a single family dwelling

16 units are legal
per. bldg permits
issued in 1985
only 4, 1750[#]

Marge Schmuckal
SIGNED BY VERIFIER

Zoning Admin
TITLE

4/19/96

BUILDING PERMIT REPORT

DATE: May 17, 1996 ADDRESS: 65 Sherman Street

REASON FOR PERMIT: To make renovations

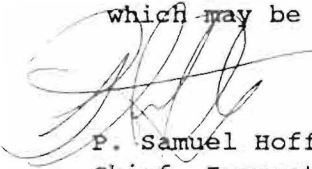
BUILDING OWNER: Carleton Investments

CONTRACTOR: _____ APPROVED: per items #5,6,7,9,11
12,14,15 & 16

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions 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. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 square feet.
8. 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.
9. 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/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn 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.

10. 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 side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and 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 inches, except Use Group R which is 36 inches. 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 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. 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 for demolition permit is granted.
17. 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".
18. 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.
19. This permit does not excuse the applicant from obtaining any license ~~which may~~ be needed from the City Clerk's Office.


P. Samuel Hoffses
Chief, Inspection Services



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 65 Sherman St 048-D-019

Issued to 201 State St, Inc.

Date of Issue 19 February 1998

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. 960407, 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

Seventeen Dwelling Units

Limiting Conditions:

This certificate supersedes
certificate issued 23 September 1997

Approved:

2-19-98 [Signature]

(Date)

Inspector

[Signature]
Inspector of Buildings

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **65 Sherman St (048-D-019)**

Issued to **201 State St Inc.**

Date of Issue **08 October 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. **960407**, 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

Apartments One Through Seventeen

APPROVED OCCUPANCY

**Seventeen (17) Dwelling Units
R-2 Use Group**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Hdd for Pick up

Certificate of Occupancy

LOCATION 65 Sherman St (048-D-019)

Issued to 201 State St Inc.

Date of Issue 23 September 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. 960407, 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

Apartments #5,6,7,8,9,10
11,12,13,14,15, & 16

APPROVED OCCUPANCY

(17 DU)
Twelve (12) Dwelling Units
R-2 Use Group

Limiting Conditions:

Only above listed apartments to be occupied.
Egress shall be clear at all times.
Handrails shall be installed - front outside stairs.

This certificate supersedes
certificate issued

Approved:

23/5/97 *[Signature]*

(Date)

Inspector

[Signature]

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.

[Handwritten initials]

COMMENTS

883-2768

12-19-96 - Astro West Services Old Orchard Beach Me 934-5888
(No Dump stickers) 12:15 pm (2) 30 cu yd. Boxes
1-23-89 - Flat House Roof Insp / Db 3/4 Ply T & G screw nails & #8's
uses 2' OC

2-12-98 (Guardrail on Front Streets)

23 Sept. 97 Inspected bldg. with Lt. McDougall gave copy of for For The Following APTS. 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, - 8-OCT-97 Inspected remaining APTS. For Copo. APTS. 1, 2, 3, 4, 5,
17

2-19-98 - 7/1/96 called Peter Adams Manager in
Team door not secure
he will secure.

8/23/96 The building is still being managed
by Peter Adams. Management. How owner
still building
to get building
Date

Inspection Record

Type

- Foundation: _____
- Framing: _____
- Plumbing: _____
- Final: _____
- Other: _____