

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

Location of Construction: 120-122 Sherman St		Owner: Augustin & Catherine Grassi		Phone: 773-127-		Permit No: 981149	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address: Son		Phone: 871 0111 P. 905		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 7 1998 CITY OF PORTLAND </div>	
Past Use: 2-Family		Proposed Use: 3-Family		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
Proposed Project Description: Change of Use from 2-family to 3-family				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <u>R2</u> Type <u>5</u>	
				Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
				Signature: _____		Date: _____	
Permit Taken By: <u>SP</u>		Date Applied For: <u>September 30, 1998</u>					

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..

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

September 30, 1998

SIGNATURE OF APPLICANT <u>Catherine Grassi</u>	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

CEO DISTRICT

2

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building) <i>120-122 Sherman St. Portland, Me -</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>48</i> Block# <i>E</i> Lot# <i>29</i>		Owner: <i>Augustine R. & Catherine G. GROSS</i>	Telephone#: <i>773-1220</i>
Owner's Address: <i>120 SHERMAN ST PORTLAND, ME 04101</i>		Lessee/Buyer's Name (If Applicable): <i>AS ABOVE</i>	Cost Of Work: \$ <i>500</i> Fee <i>500</i>
Proposed Project Description:(Please be as specific as possible) FIRE DOORS HARDWARE SMOKE DETECTORS <i>Change of Use</i> <i>was three fam 1947</i>			
Contractor's Name, Address & Telephone: <i>SCV</i>			Rec'd By: <i>[Signature]</i>
Current Use: <i>2 Family</i>		Proposed Use: <i>3 Family</i>	

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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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

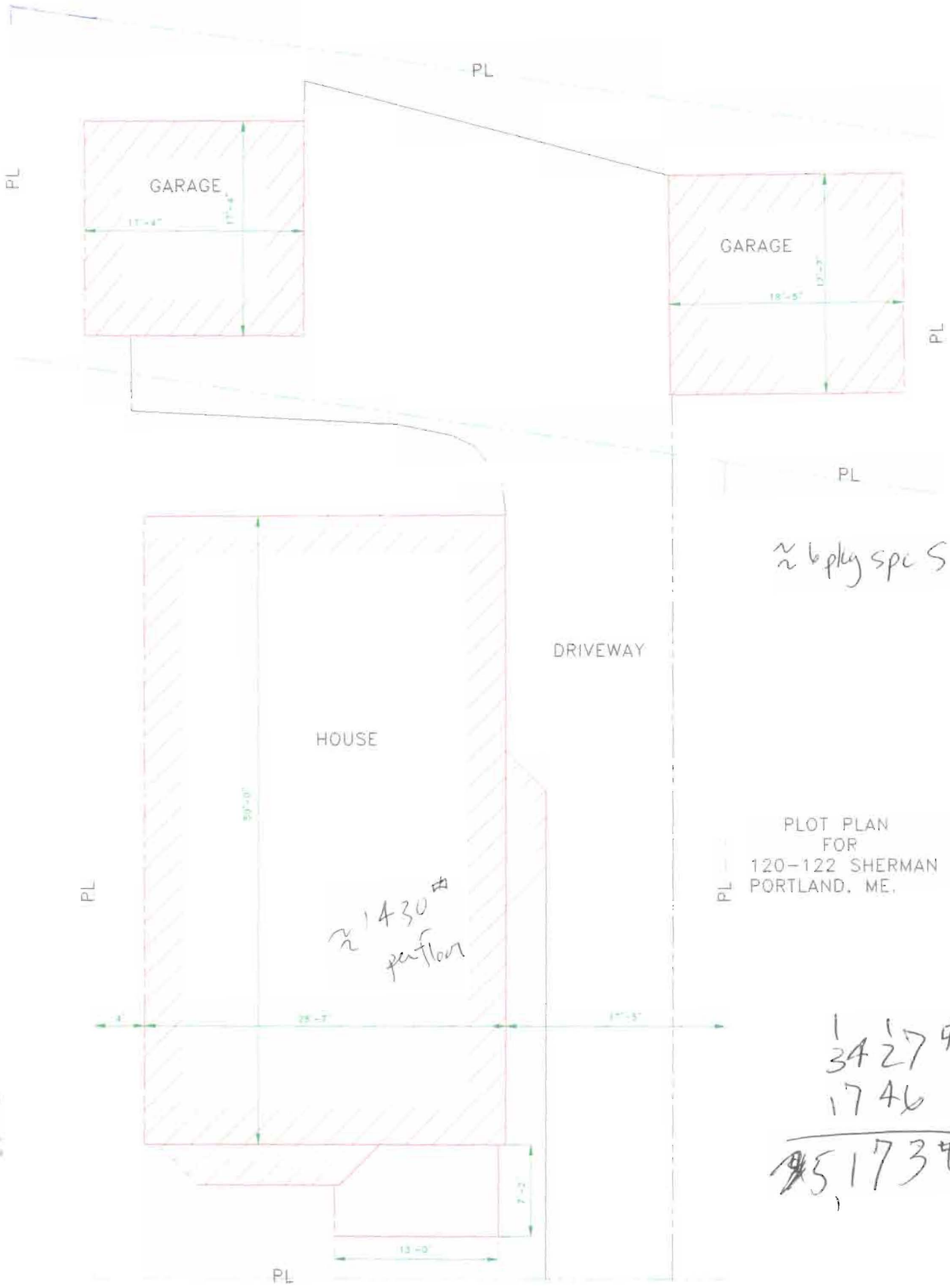
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>Catherine J. Grossi</i>	Date: <i>Sept. 30, 1998</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





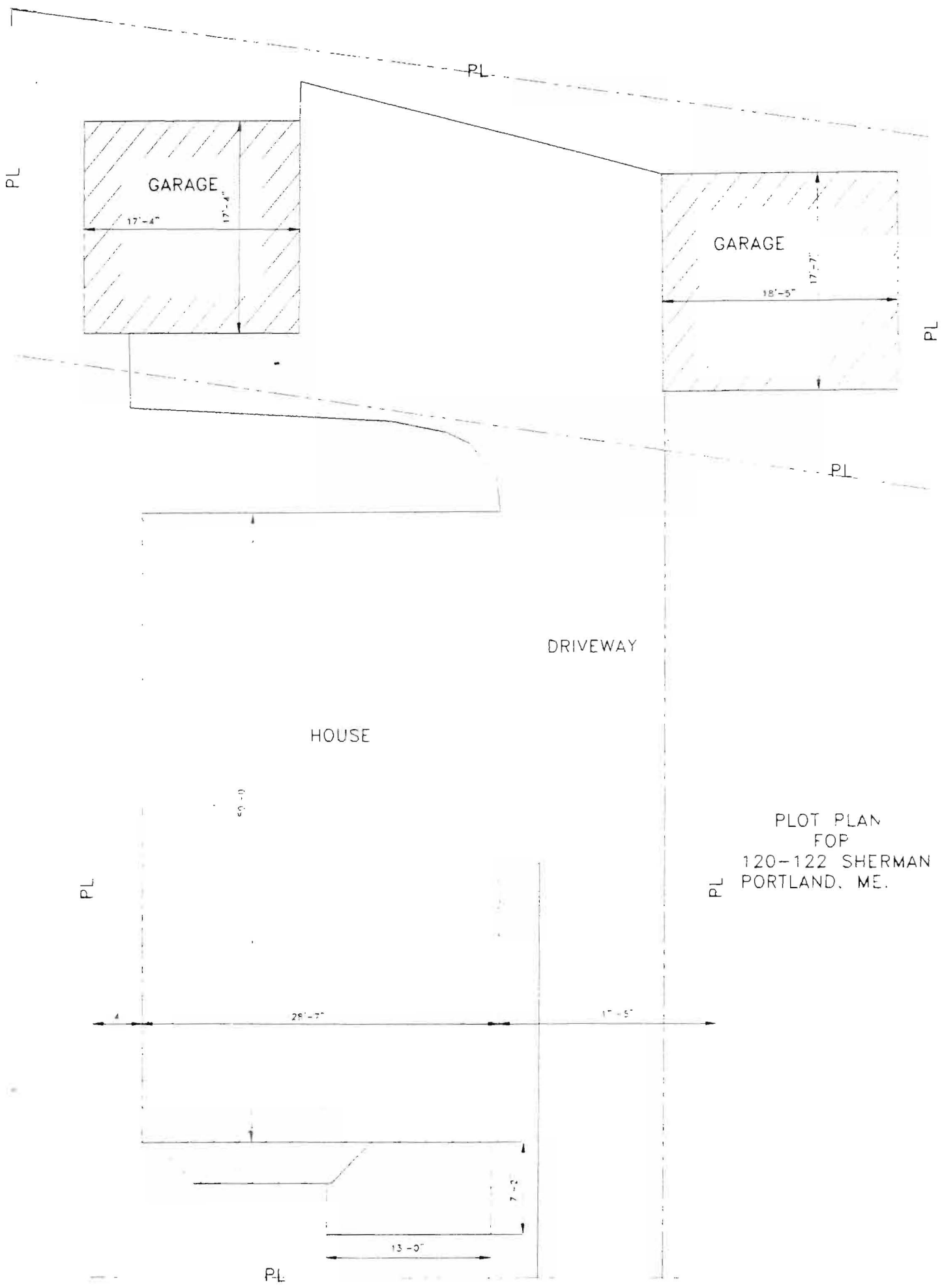
~ 6 ply spec Show

PLOT PLAN
FOR
120-122 SHERMAN ST.
PORTLAND, ME.

~ 1430 #
per floor

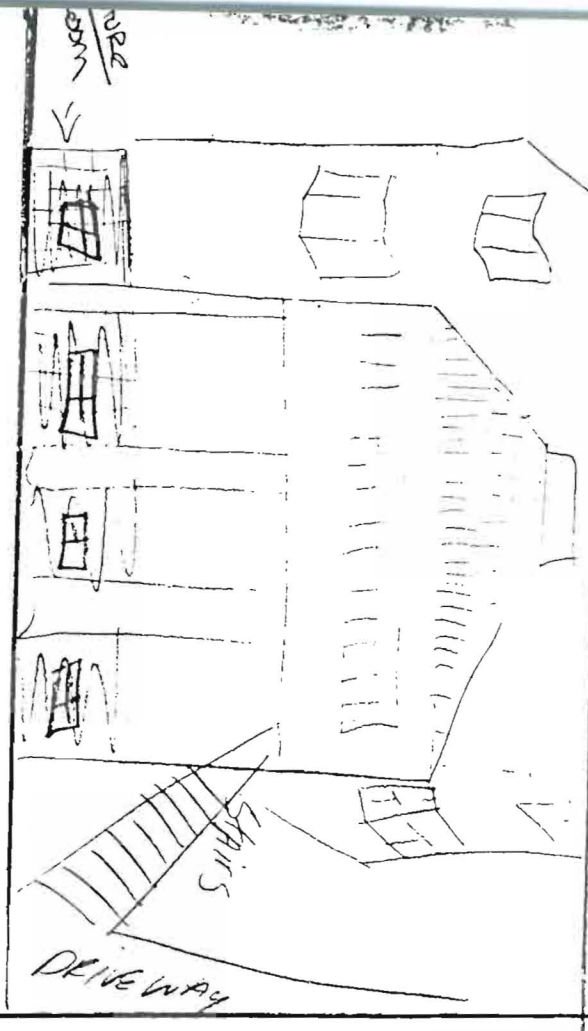
1
3427 #
1746

5173 #



PLOT PLAN
FOP
120-122 SHERMAN ST.
PORTLAND, ME.

Porch (front of House)



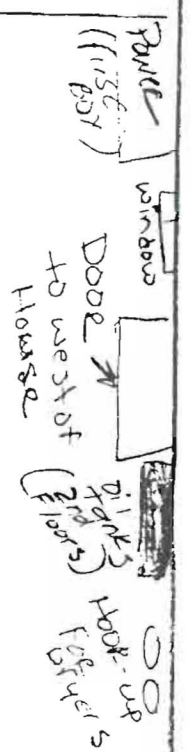
1st Floor Entrance 1.20
2nd Floor + Back/lean Entrance 1.22

Porch

DOOR
lead to stairs to Driveway

Window

Cellar (basement)



Furnace (2nd floor)

hook-up for water pipe

store room (former store)

Basement

Furnace (1st floor)

RECEIVED

APR 07 1989

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

windows
DI tanks
1st floor

stairs
1st floor

Window

13' x 16'

Parlor

Fire place

12' 2" x 12' 2"

Bedroom

7' x 5' 4"

Den (Living Room)

15' 8" x 10' 9"

Den closet

Bedroom closet

Tub Shower

Bathroom

4' 5" x 12' 4"

Bathroom closet

Bedroom closet

11' x 14' 8"

Bedroom

12' 8" x 12' 4"

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND

APR 07 1989

RECEIVED

Kitchen

6' x 5' 4"

Pantry

stairs
down
to
Basement

Window

Window

stairs
down
to
Basement

FIRST FLOOR

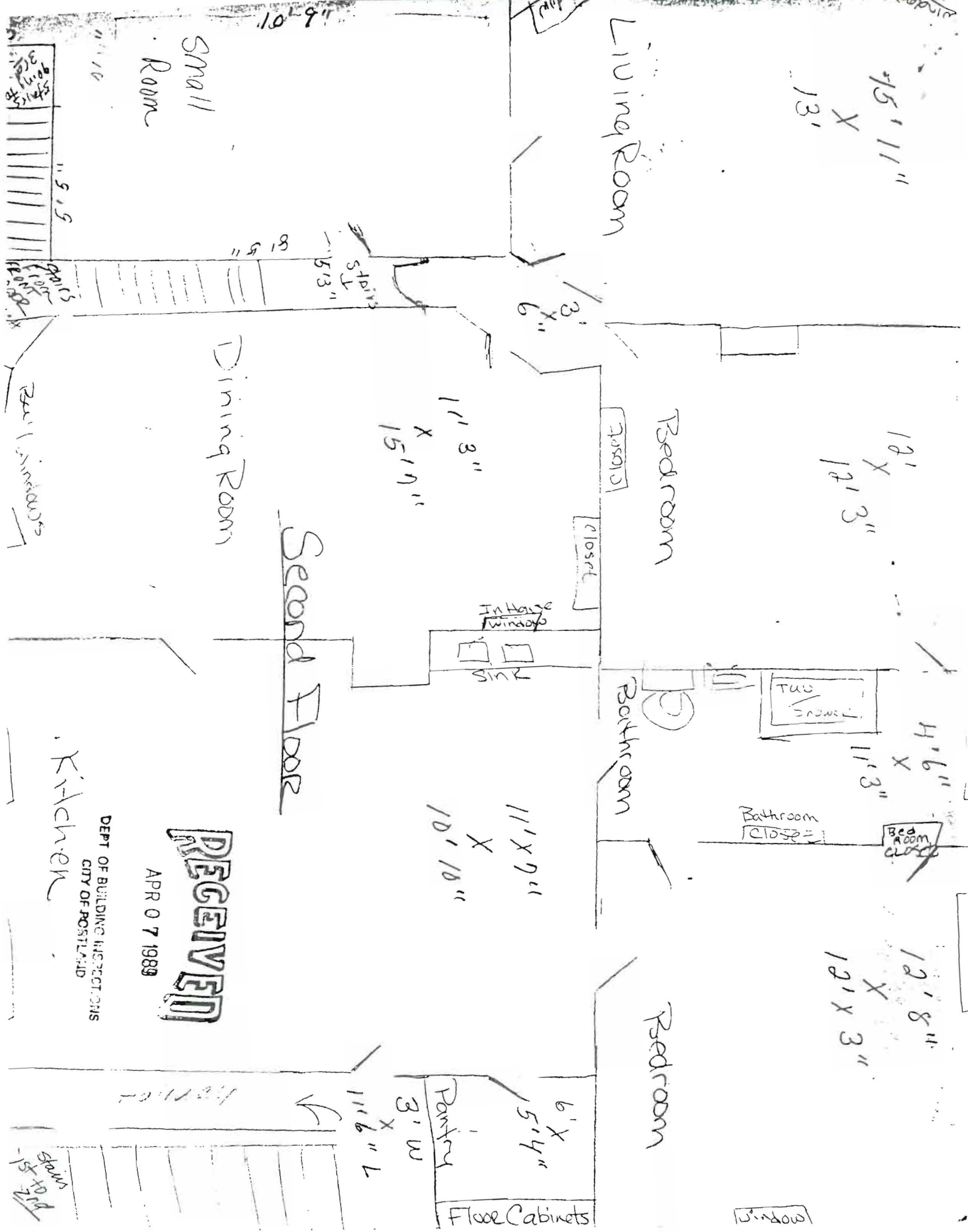
closet

Bay windows

windows

windows

Hallway
window
Back

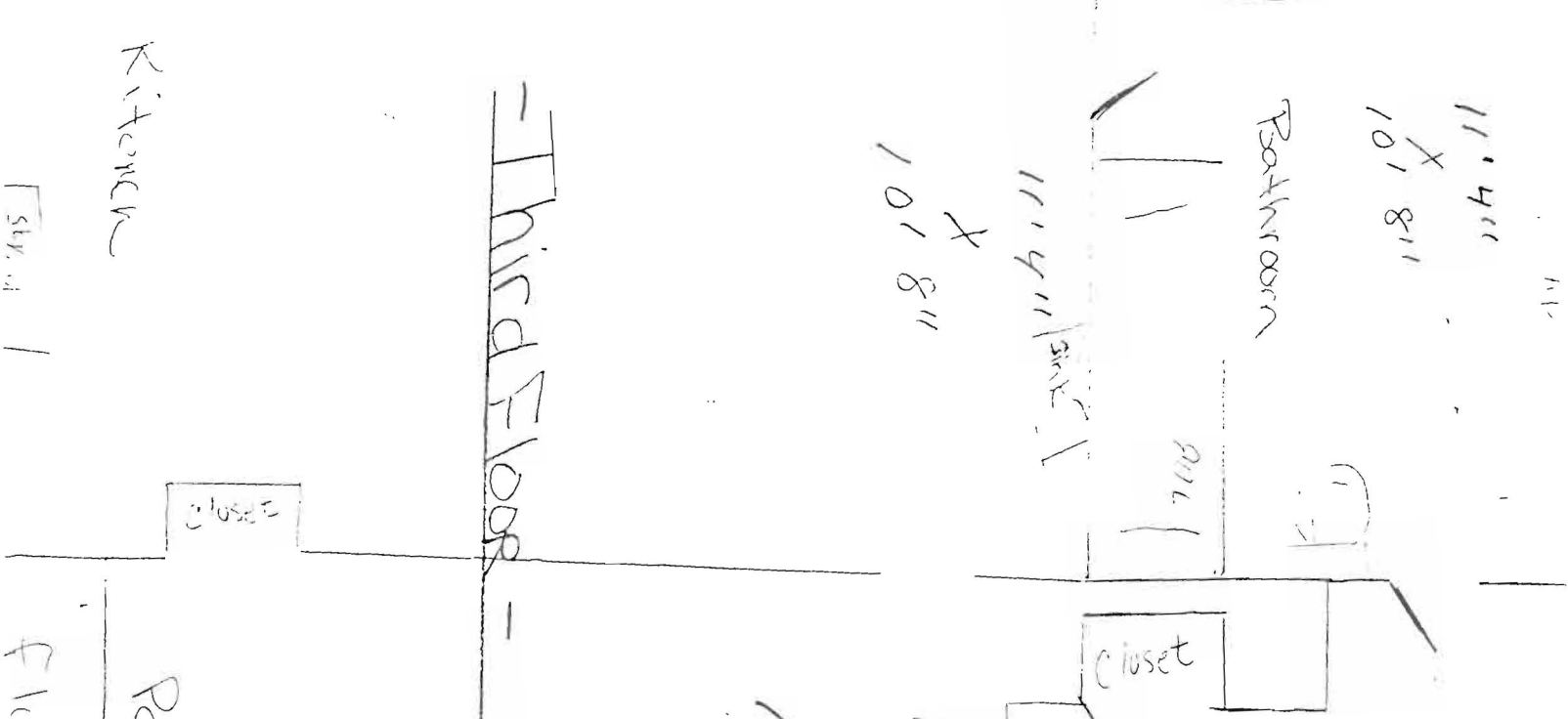
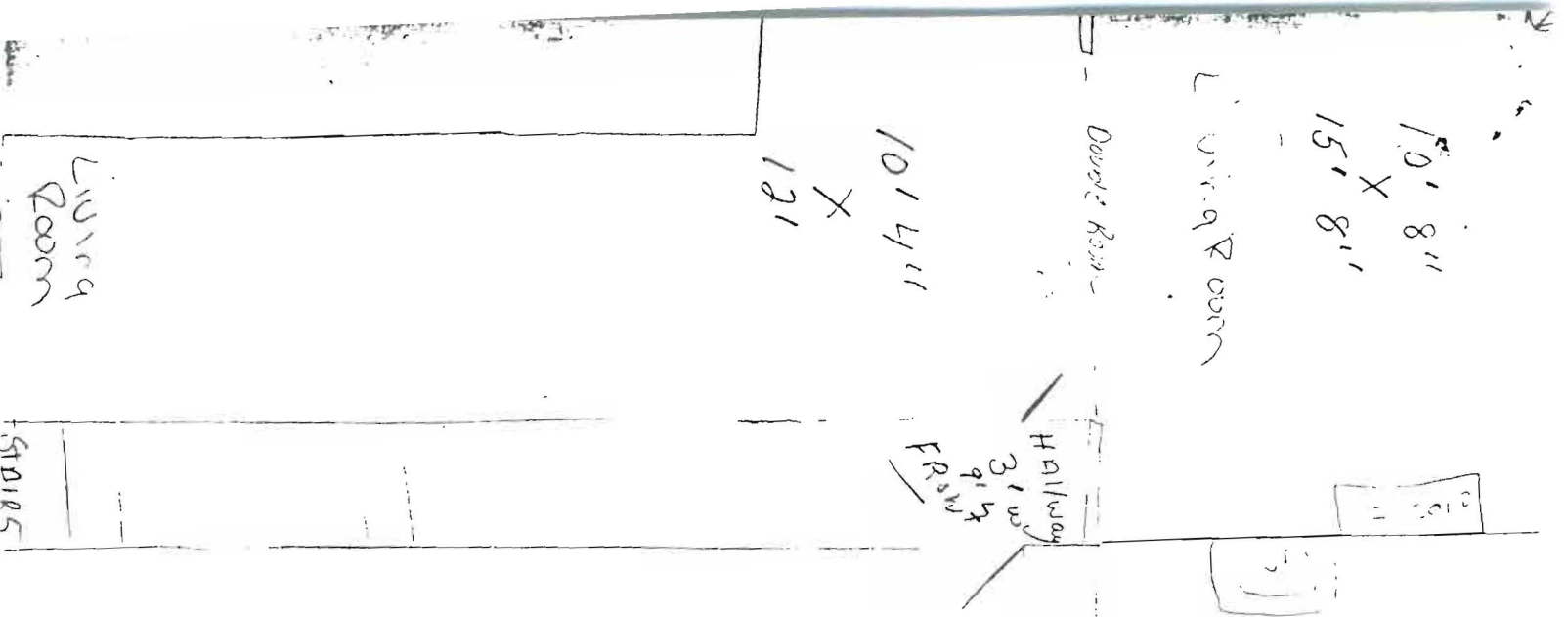


RECEIVED
 APR 07 1989

DEPT OF BUILDING INSPECTIONS
 CITY OF POSTLAND

Kitchen

Second Floor



DEPT. OF BUILDING INSPECTORS
CITY OF PORTLAND

APR 07 1989

REAR PORCH

120422
Sherman St.

FLOOR CEILING

HOUSE WINDOW

2' 9" x 3' 9"

BACK

WINDOW

WINDOW

STAIRS

Pantry

Flux cabinets

Kitchen

STAIRS

Bathroom

Bedroom

closet

closet

3' x 9'

11' x 4'

10' x 8'

10' x 8'

11' x 4'

15' x 8'

10' x 8'

10' x 4'

12'

Dining Room

Living Room

Living Room

STAIRS

REAR PORCH

Landing 4' x 3' 9"

2' 9" x 3' 9"

BACK

WINDOW

WINDOW

STAIRS

Pantry

Flux cabinets

Kitchen

STAIRS

Bathroom

Bedroom

closet

closet

3' x 9'

11' x 4'

10' x 8'

10' x 8'

11' x 4'

15' x 8'

10' x 8'

10' x 4'

12'

Dining Room

Living Room

Living Room

STAIRS

REAR PORCH

Landing 4' x 3' 9"

2' 9" x 3' 9"

BACK

WINDOW

WINDOW

STAIRS

Property Line

Back yard

KYRA
PARKING
PLACE

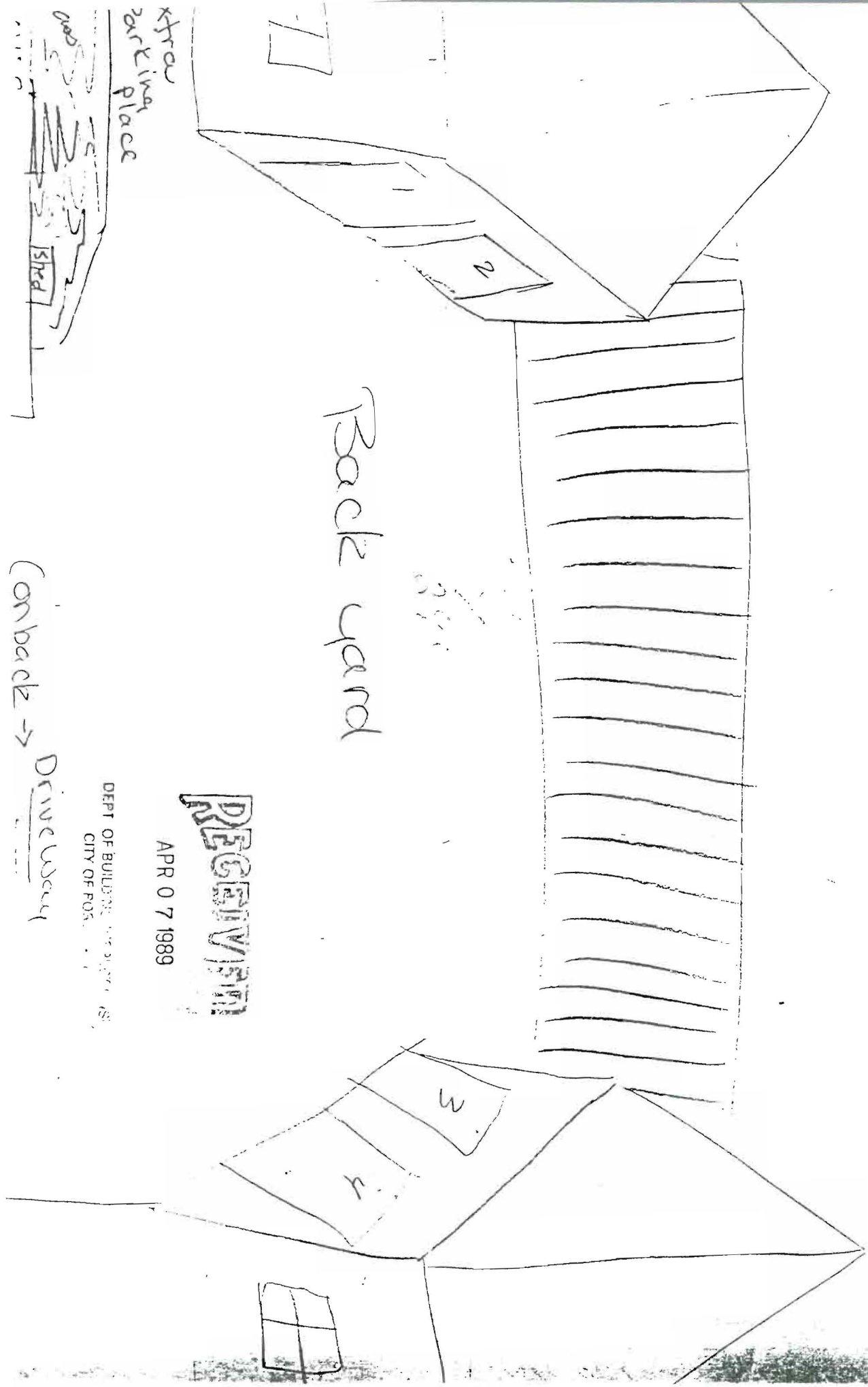
Shed

On back → Drive Way

APR 07 1989

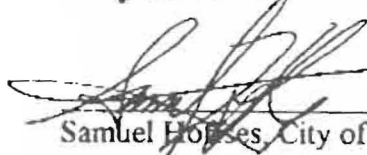
RECEIVED

DEPT OF BUILDING PERMITS
CITY OF P.O.A.



With reference to a permit issued by the City of Portland in October 1998 for construction work at 120 Sherman Street, Portland, for the purpose of making specific improvements required for conversion of the building to use as a legal three family dwelling, it is my position that the existing, original plaster ceilings between the first and second floor apartments are sufficient to fulfill the fire resistance requirement between the living units, provided that the plaster is in sound condition without holes.

The plaster walls between the stairwell and the living units are also sufficient to satisfy the party wall fire resistance requirement for this change of use permit, provided that approved fire doors with at least a 60 minute rating are installed for all doorways joining living units to common egress hallways.


 Samuel Hobbes, City of Portland Inspectional Services Dec. 8, 1998
 Date

*As per BOCA APPROVED FIRE RESISTANCE RATINGS
 of assemblies of construction materials Table 3*

Post-it® Fax Note	7671	Date	# of pages <i>1</i>
To	<i>LOU J.</i>	From	<i>Samuel</i>
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

BUILDING PERMIT REPORT

DATE: 10/11/98 ADDRESS: 130-122 Sherman St 48-E-29
REASON FOR PERMIT: Change of use
BUILDING OWNER: Griss
CONTRACTOR: Owner
PERMIT APPLICANT:
USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *8, *9, *10, *11, *12, *14, *15, *16, *24, *26, *27, *29

- 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. (A 24 hour notice is required prior to inspection)
2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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. 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. 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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 120-122 Sherman St

Issued to Augustin & Catherine Grassi

Date of Issue January 21, 1999

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. 981149, 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

3-Family Dwelling

Limiting Conditions:

Electrical work to be performed as outlined in attached agreement dated 22 Jan '99.

This certificate supersedes
certificate issued

Approved:

1/21/99 K. Russell

(Date)

Inspector

B. Samuel Office

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

10-13-98 Talked to Son about all the Separation Requirements, for the walls and ceilings, and also Son talked to the Son they may Reconsider the Project.

12/1/98 - Howard Sampson (Proth) called re: Pre-Con - told his call, JLD/MG - Mr. Sawyer called back & we discussed fire ratings - He commented that he secure the reviews of a design pro. to extend ratings of existing photo etc. B-4 per code by D

1/7/99 - w/p Sam & Marc - Needs for Door & Sinks Above at top of Cellar Stair (Solid Core/rotog ch w/psbkt Max) also handrails Front of Room Antenna (R)

1/11/99 Smith Wilson Bobs / per door top of Cellar. Since not Sill, show also no latch away -

Cellar - This 234

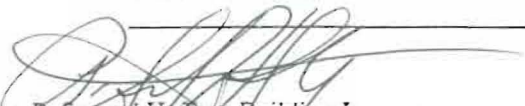
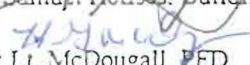
1/15/99 - all conditions met -

Send COF - 3 Family Structure (R)

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

not more than 44 inches (1113mm) 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. ft. (Section 1018.6)

- 13. 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. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1 *with smoke separation*
- 16. 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. 920.3.2 (BOCA National Building Code/1996), 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 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. (Interconnection is required) Section 920.3.2
- 17. 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
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. 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).
- *27. 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)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. The ~~plaster~~ walls between dwelling units, must have a Fire resistance rating of Two hours unless the bldg. has a Fire suppression system.
- 30. _____
- 31. _____
- 32. _____


P. Samuël Hottel, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator