

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 030637

This is to certify that Wank Vincent A/Darren Cravard  
has permission to Remove Existing 12' x 15' She and Repl with 13' W/ E escape and Egress; ~~\_\_\_\_\_~~  
AT 20 Sawyer St 138 B006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit on procedure before this building or part thereof is altered or closed-in. **24 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. WMS  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Alvin [Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-0637	Issue Date:	CBL: 138 B006001
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Location of Construction: 20 Sawyer St	Owner Name: Wank Vincent A	Owner Address: 32 Richardson Rd	Phone: 825-3455
Business Name:	Contractor Name: Darren Crawford	Contractor Address: 17 Myrtle Street Westbrook	Phone: 2078540086
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R5

Past Use: Multi Family <sup>3</sup> Unit	Proposed Use: Multi Family/ <del>Commercial</del> 3 Unit	Permit Fee: \$107.00	Cost of Work: \$12,000.00	CEO District: 2
<p>See letter from ZBA that permitted 3 family dwelling units                  (E) egress information requirements are met</p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: JB 11/18/03	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
Proposed Project Description: Remove Existing 12' x15' Attached Shed and Replace with 12' x13' W/ Fire-escape and Egress Access, change to 3 units		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gad	Date Applied For: 06/04/2003	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>Set backs</i></p> <p><input type="checkbox"/> Wetland <i>Non-enclosed</i></p> <p><input type="checkbox"/> Flood Zone <i>OK per 14-110</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>7/25/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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**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 provision of the code(s) applicable to such permit.


SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

*7/10/03*

989-0965

10/12/04 Final

- ① NO PREVIOUS INSPECTIONS DONE ✓
  - ② CANNOT CHECK SAND TUBE DEPTH ✓
  - ③ NO FASTENERS @ SAND TUBES ✓
  - ④ STAIRS FROM 2ND TO 1ST REST ON EXISTING OLD PORCH  
w/ DOUBLE 2x6'S. QUESTIONABLE SUPPORT. ALSO NOT SHOWN ON PLANS.
  - ⑤ NO INSIDE GUSSETS (ONLY ON 1 SIDE) ✓
  - ⑥ HANDRAILS NOT RETURNED ✓
  - ⑦ 3RD FLOOR LEFT RIM JOIST NOT DOUBLED (2x12) ONLY RESTING ON 1" ON 4x4 SUPPORT
  - ⑧ GUARDRAILS @ 36-38 (MUST BE 42")
  - ⑨ OPEN RISERS ✓
  - ⑩ ~~RISERS~~ RISERS AND TREADS ARE OFF -
  - ⑪ RAN FROM 1ST TO 2ND IS 18' 6". NOT SECURE =
  - ⑫ GUARDRAIL HEIGHTS ARE 40.5" + NONE MEET 42"
  - 13- HANGERS MISSING NAILS
  - 14 TOP GUARDRAIL 37.5", RISE 8", 7.5", 7.75", 7.75", 8.00"
  - 15 NAILINGS 1/4, 1/8, 1/2, 1/4
- 10/25/04 - Met on site w/ owner, wife of Contractor - Contractor insists that construction meets requirements of approved plans. They Don't! - He will contact MTN. 

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 03-0637	Date Applied For: 06/04/2003	CBL: 138 B006001
-----------------------	---------------------------------	---------------------

Location of Construction: 20 Sawyer St	Owner Name: Wank Vincent A	Owner Address: 32 Richardson Rd	Phone: ( ) 825-3455
Business Name:	Contractor Name: Darren Crawford	Contractor Address: 17 Myrtle Street Westbrook	Phone (207) 854-0086
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family/ 3 Unit	Proposed Project Description: Remove Existing 12' x 15' Shed and Replace with 12' x 13' W/ Fire-escape and Egress
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/25/2003

**Note:** 7/1/03 Marge received this permit - T.M. Had previously      **Ok to Issue:**   
 7/3/03 three units are ok, but open rear stairway is not allowed. See letter of request for more information -  
 permit is on hold  
 7/17/03 submitted new information to meet section 14-440

- 1) 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.
- 2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 11/18/2003

**Note:**      **Ok to Issue:**

- 1) The use of this building was approved in 1992, this is simple an installation of a second means of egress

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 07/28/2003

**Note:**      **Ok to Issue:**

**Comments:**

6/23/2003-mjn: Started work without a permit, advised the contractor to stop, owes a late fee!

7/1/2003-JODINEA: I spoke with Tricia @ 825-3455 (owner) she says she has documentation that it is a 3 unit from the zoning officer in the 1980's. I did not find anything in microfiche. She also said that the 3rd unit is shown on the plans and she felt that she was requesting the third unit. I gave her Marge's # and Karen's # to straighten out those two issues. She also said that Mac had told her that the egress did not have to be enclosed according to the code, but Marge said it did. I told her that Mac could be reading from life safety and Marge from zoning. She will speak with above people and straighten it out. I did tell her is she did not have a permit for a 3 unit that I will still be looking for the 3rd apartment to be dismantled in 30 days from date of receipt of letter.

7/1/2003-kwd: spoke with Tricia, permit should have been Change of Use to 3 units per 1992 ZBA decision attached to permit. Contractor was confused when he applied. Permit was sent to Tammy for review as a 2-unit; she was in training and has not reviewed it. It now goes to Marge. See kwd with any questions. //kwd

7/31/2003-mjn: Need more deailed plans spoke with owner

10/20/2003-gg: received additional plans. /gg

10/27/2003-mjn: Received substantially new plans, Need new plot plan, advised owner

11/18/2003-ldobson: 318-0074 Darren Crawford please call when ready

PERMIT ISSUED

NOV 18 2003

CITY OF PORTLAND

03-0637

# All Purpose Building Permit Application

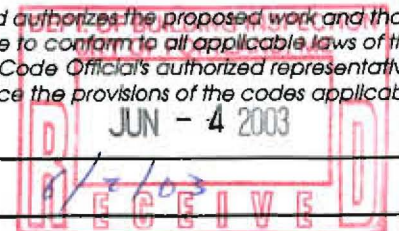
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>20 Sawyer St. Portland, Me.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>138</u> Block# <u>3</u> Lot# <u>006</u>	Owner: <u>Trish Lowrance</u> <u>Vince Wank</u>	Telephone: <u>825-3455</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Darren Crawford</u> <u>17 Myrtle St.</u> <u>Westbrook, Me. 04092</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>107.00</u>
Current use: <u>2 unit Rental Property</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Same - (possible 3 unit) Charge of use to 3 units</u>		
Project description: <u>remove existing attached shed + build 12x13 <del>shed</del> fire escape/egress, replace window on 3rd fl. w/ egress door.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Darren Crawford</u>		
Mailing address: <u>17 Myrtle St.</u> <u>Westbrook, Me. 04092</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>854-0086</u> <u>Cell: 653-7149</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized 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.

Signature of applicant: 	Date: <u>6/2/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below

NA **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

**Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

John Lawrence  
Signature of applicant/designee

11/26/03  
Date

Signature of Inspections Official

11/26/03  
Date

CBL: 138-B-6 Building Permit #: 03-0637

BK 1322 | PG 206

## EXHIBIT "A"

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Sawyer Street, in said Portland, and being lot numbered three (3) on a Plan of land formerly owned by Mrs. T. Bryant, made by C. H. Howe, Civil Engineer, and recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 49. Said premises have a frontage of fifty (50) feet on said Sawyer Street and extend back therefrom, between lots numbered two (2) and four (4) on said Plan, a distance of one hundred twenty (120) feet, to lot numbered twenty-nine (29) on said Plan.

Excepting from the above-described parcel of land a portion in the southwesterly corner of said lot five feet wide and twenty feet long as bounded and described in deed given by Malcolm S. Winslow to Philip A. Arnold and Daisy A. Arnold dated January 28, 1943 and recorded in said Registry of Deeds in Book 1706, Page 131.

Meaning and intending to convey the same premises described in a deed from Leonel J. Loisel and Robert E. Darling to the Grantor herein dated July 10, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4631, Page 2.

RECEIVED  
RECORDS REGISTRY OF DEEDS

1997 JUL 29 PM 12:04

CUMBERLAND COUNTY

*John B. O'Brien*

## General Notes

- All Materials to be Pressure Treated Lumber
- All Fasteners to be Galvanized
- All Concrete Filled Senuubes to extend 4' below grade
- All Stairs to have 8" of Rise for every 10" tread
- All Railings to be 42" High with Midrail.  
(Note: No Railings shown on drawings for clarity)  
(Entire system to have 2x4 railings with 4x4 posts with no span greater than 6')
- All Stair Stringers to be field cut using 2x12 P.T. Stock
- All Intermediate joists to be 2x6 P.T.
- All perimeter-carrying members to be 2x10 P.T. (double notated)
- All joists connected using Simpson Hangers
- All Posts to be 4x4 P.T.
- All Posts to be crossed Braced with 2x4's
- Deck System to be attached to existing structure using 4x4 Posts Lag Bolted to existing Structural Members.
- Existing Third Floor Window to be replaced with New 2'8" x 6'8" exterior door : hardware
- Decking to be 5/4" x 6" P.T.
- New Vinyl Siding to be installed over entire end of existing structure.



## Site work : Demolition

- Complete Demolition of existing Shed style Structure with dock & small enclosure above. Structure is approximately 14' x 10'.
- All Materials from Demo to be properly disposed by licensed construction debris handler. All Demolished Materials to be removed from site utilizing proper dumpsters.
- All existing foundations to be removed.
- All Sonotubes to be backfilled & Compacted w/Gravel
- Disturbed Area to be Shaped, sloped & Graded to provide proper runoff.
- Disturbed areas will be loamed and Seeded.
- backfill of existing structure not to be disturbed.

Development  
Planning and Neighborhood Services  
Inspection Services



Lee Urban-  
Aaron

## NOTICE OF VIOLATION

November 17, 2004

Vincent A. Wank  
32 Richardson Road  
Orrington, Maine 04474

**RE:** 20 Sawyer Street-138-B006

### **Certified Mail Receipt #**

Dear Vincent/Trisha:

An evaluation of your property at 20 Sawyer Street on 10/12/04 revealed that the structure fails to comply with Section 104.40 of the Building Code of the City of Portland.

### **Attached is a list of the violations:**

1. Unable to determine required Sono tube depth of 48" due to required inspection not being scheduled by contractor before pouring concrete.
2. No fasteners where Sono tubes meet concrete.
3. Stairs from 2<sup>nd</sup> to first floor rest on existing (old) porch which is not shown on plans, and the support is questionable.
4. Gusset plates only on one side.
5. Handrails are not returned on ends.
6. 3<sup>rd</sup> floor joist (left rear) not doubled and only resting on part (1") of 4x4 support.
7. Guardrails must all be at 42", as shown on submitted plans.
8. Open risers partially closed in by improperly attached strapping. Must be closed properly.
9. Treads and risers must be uniform as shown on plans. They vary from 7.75" to 8.75".
10. Stringers are split in several locations.
11. Stairs from 1<sup>st</sup> to 2<sup>nd</sup> are an 18'6" run and must be secured to prevent swaying.
12. Hangers missing nails (check all).

This is a notice of violation pursuant to Section 117 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on 12/17/04 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation

counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 1-15 of the Code. Please feel free to contact me at 874-8702 , if you wish to discuss the matter or have any questions.

Sincerely

Jonathan J. Reed  
Code Enforcement Officer

cc/Central File

Ladder to  
3rd floor



Stairway  
to 2nd floor





Ladder to  
3rd floor









This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	138 B006001
Location	20 SAWYER ST
Land Use	TWO FAMILY
 Owner Address	 WANK VINCENT A 32 RICHARDSON RD ORRINGTON ME 04474
 Book/Page	 13221/205
Legal	138-B-6 SAWYER ST 18-20 5900 SF

**Valuation Information**

Land	Building	Total
\$30,770	\$94,710	\$125,480

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1894	Old Style	2	2265	0.135	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	2		8	Unfin	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
07/01/1997	LAND + BLDING	\$113,100	13221-205

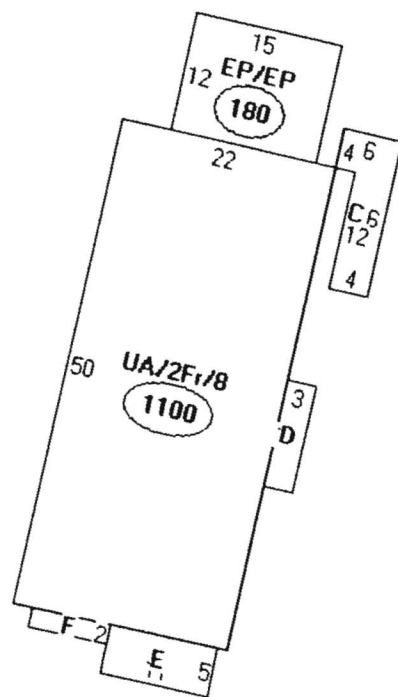
**Picture and Sketch**

Picture                      Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





Descriptor/Area	
A: UA/2Fr/8	1100 sqft
B: EP/EP	180 sqft
C: WD	72 sqft
D: FBAY	33 sqft
E: OFP	55 sqft
F: 2FBAY/B	16 sqft

**City of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 22nd day of November, 2004, I made service of the

NOTICE OF VIOLATION upon \_\_\_\_\_

at 20 SANJACK ST

By delivering a copy in hand.

\_\_\_\_\_ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_

\_\_\_\_\_ By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_

\_\_\_\_\_ By (describe other manner of service) \_\_\_\_\_

DATED: \_\_\_\_\_

Jon Reed  
Signature of Person Making Service

CODE OFFICER  
Title

I have received the above-referenced documents

[Signature]  
Signature of Person Receiving Service

\_\_\_\_\_ Refused to Sign

\_\_\_\_\_ Unable to Sign

**City of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 22nd day of November, 2009, I made service of the  
Notice of Violation upon \_\_\_\_\_

at 20 Sawyer St \_\_\_\_\_

By delivering a copy in hand.

\_\_\_\_\_ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_

\_\_\_\_\_ By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_

\_\_\_\_\_ By (describe other manner of service) \_\_\_\_\_

DATED: \_\_\_\_\_

Jon Reed  
\_\_\_\_\_  
Signature of Person Making Service

CODE OFFICER  
\_\_\_\_\_  
Title

I have received the above-referenced documents \_\_\_\_\_  
Signature of Person Receiving Service

\_\_\_\_\_ Refused to Sign

\_\_\_\_\_ Unable to Sign

To: Mike Nugent  
City of Portland  
Inspection Services Manager

From: Darren Crawford

Re: 20 Sawyer St.  
Portland, Me.  
Plot Plan

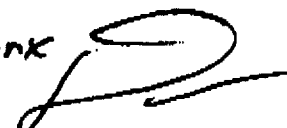
Fax # 874-8716

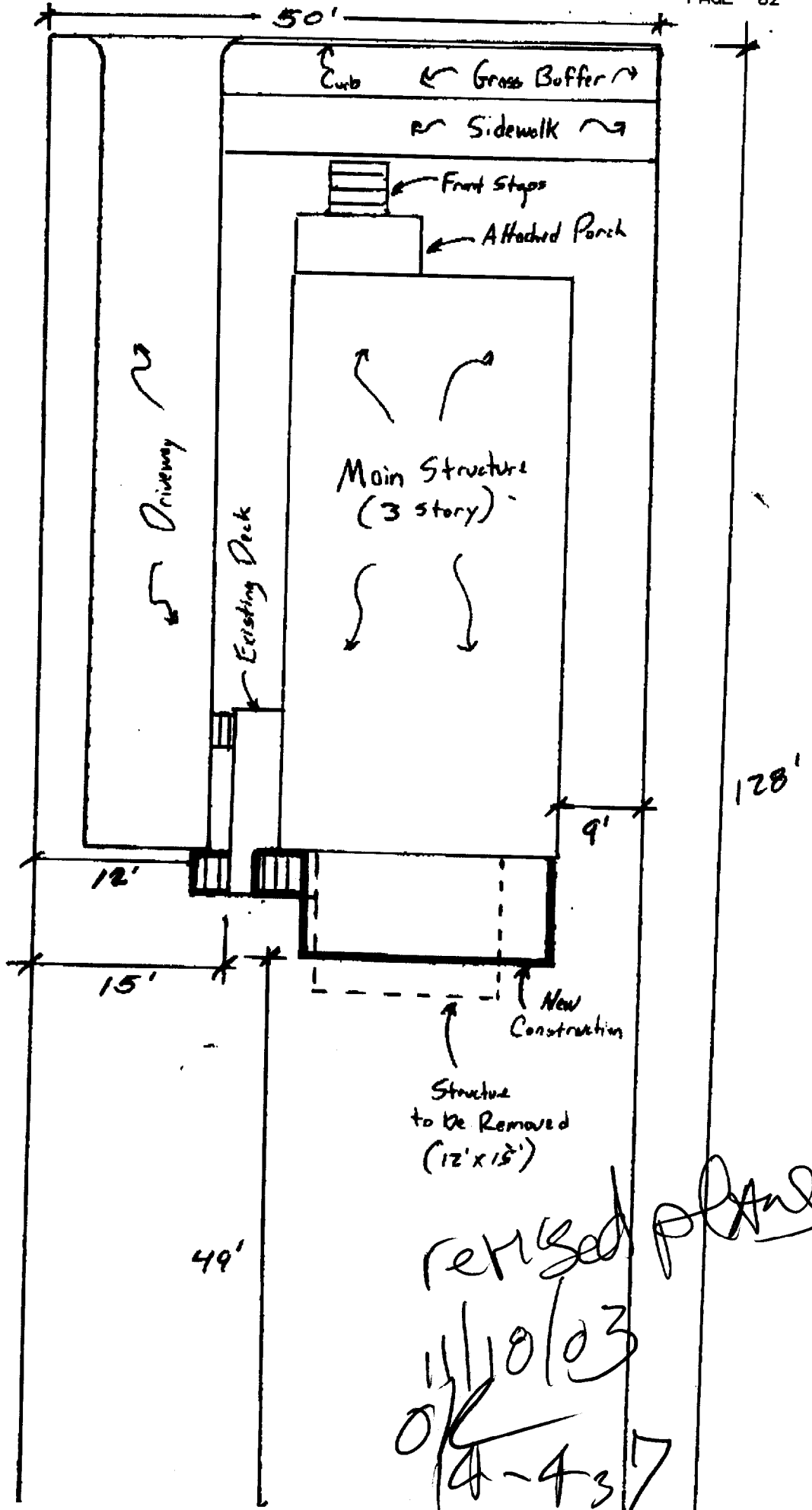
Pages: 2 (Including This Page)

Memo:

Mike,

Please Find the attached Plot Plan for  
20 Sawyer St. in Portland Showing the  
Existing Conditions, Structure to be removed  
and New Construction Footprint. Any questions  
Please call me @ 318-0074.

Thank 



revised plans  
 11/10/03  
 OK  
 14-437

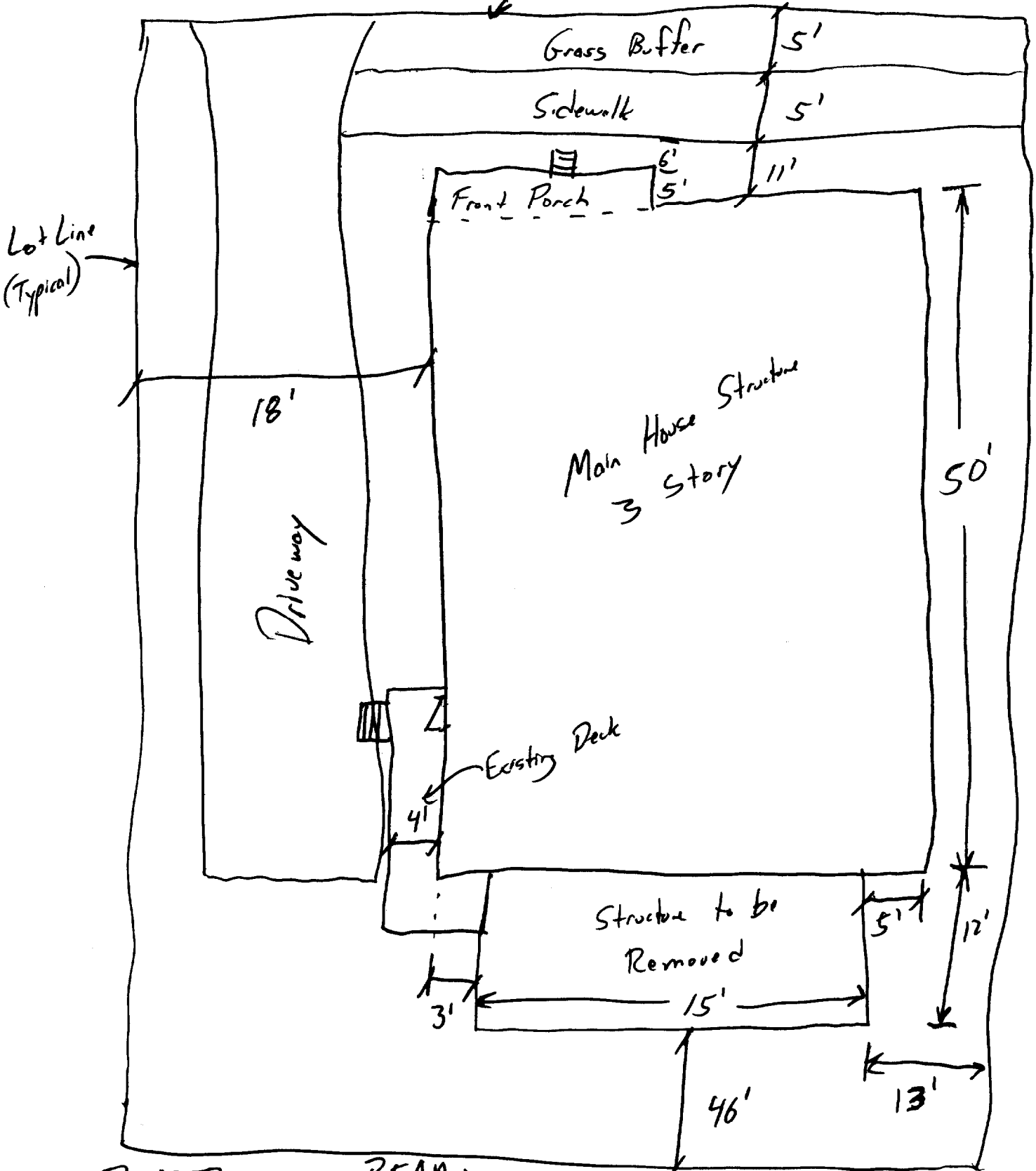
1/20 Scale

20 Sawyer St.

# Plot Plan

Darren Crawford  
6/4/03

— EXISTING —  
↓ Curb



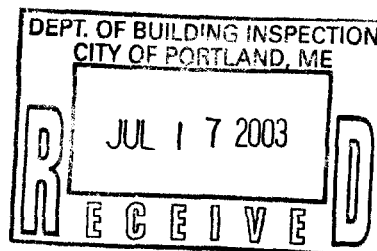
R-5 Zone: REAR: 20' min req. — 46' shown  
Side: 12' req. (2 story) 13' shown



Please refer to all the information included with this letter and the permit application as it clearly indicates what I have described above. Thank you for your time and I would be happy to meet with you and discuss all the information further. I can be reached at (207) 854-0086 or (207) 653-7149.

Sincerely,

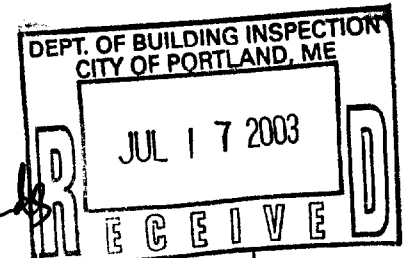
Darren Crawford



Darren Crawford  
17 Myrtle St.  
Westbrook, Me. 04092

July 15, 2003

City of Portland  
Zoning Division  
Department of Planning & Development  
Room 315  
389 Congress St.  
Portland, Me. 04101



14-440 standards  
have been met  
OK S 7/25/03

Dear Ms. Marge Schmuckal,

I am writing to you on behalf of Vincent Wank and Patricia Lawrence in response to your recent letter dated July 3, 2003. Your letter was in response to a recent building permit application #03-0637 for 18-20 Sawyer St. means of egress. As per our telephone conversation I am providing you with the following information in order to meet all requirements set forth in section 14-440 (Exterior Egress) as provided to the owner.

The first phase of the project is to totally demolish the existing egress structure. This is required because the existing structure is nearly all rotted and would soon become unsafe. Also, the existing stairs and ladder are not built to current codes. To build stairs to current code dimensions the existing structure footprint would not be the correct dimensions, partly due to the layout of the existing second and third floor door openings (please note that third floor window is to be replaced with door to provide proper egress). Please refer to site pictures for reference.

Next is the issue of building a fully enclosed stairwell. It would be nearly impossible to build a new means of egress in the existing main structure due to the age of the building, the existing layout of load bearing walls and the location of electrical and mechanical devices. Also, this would seriously impact the amount of usable/rentable square footage. The (other option) of building a new addition to enclose a new means of egress is not feasible for several reasons. Due to the layout of the existing second and third floor openings the structure would have to be significantly larger than the structure demolished. Due to the location of the third floor opening the structure would have to be higher than the main house structure. This would significantly impact the existing gable end, rooflines, weathertightness, snow loads to existing structure and aesthetics. The cost of either of these two options would far exceed what should normally be considered for a project in which the only purpose is to meet current code in providing a safe second means of egress. The cost to provide an enclosed egress would be 3-4 times the cost of providing an egress as submitted in the above referenced permit application.  $12,000 \times 3 = 36,000$  or  $48,000$

Finally, meeting the requirements of assuring the minimal impact on setbacks and aesthetics. The current proposed design meets both of these requirements, it will encompass the smallest footprint provide for the least visual impact for neighbors. The new exterior egress will be located on the rear of the existing house and virtually undetectable from the street. Many versions of design for this egress were attempted, due to the layout of the existing second and third floor openings this proposed design would provide the best solution to all concerns. It provides the smallest structure, least amount of posts/foundation and remains as close to the existing main structure as possible.

It is my opinion as a professional commercial construction project manager and superintendent that the proposed design is the only feasible design and has the least amount of impact possible. I have compiled a rough estimate of building an enclosed egress. This estimate far exceeds the owner's budget and would change this project from being low impact to all concerned parties to a major construction job whose feasibility is nearly impossible. The UT-most care and sensibility has been used in approaching this project by the owner in order to improve the conditions and meet requirements at this property. I believe that this project is the example of why section 14-440 is included in the code. I hope I have provided you with enough information to determine that this project meets the standards set forth in section 14-440.

for such setback reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds within sixty (60) days of the planning board's grant of the reduction. Failure to record such instrument within the required time period shall render the reduction null and void.

(Ord. No. 227-97, 3-17-97)

**Sec. 14-440. Exterior egress.**

Notwithstanding any other provision of this Code, the building authority may permit the installation of an exterior egress stair or an upgrade of an existing exterior fire escape for a conforming or lawfully nonconforming dwelling unit existing as of January 5, 1998, if such egress is required to meet current fire or other life safety codes, provided that the owner demonstrates to the building authority that:

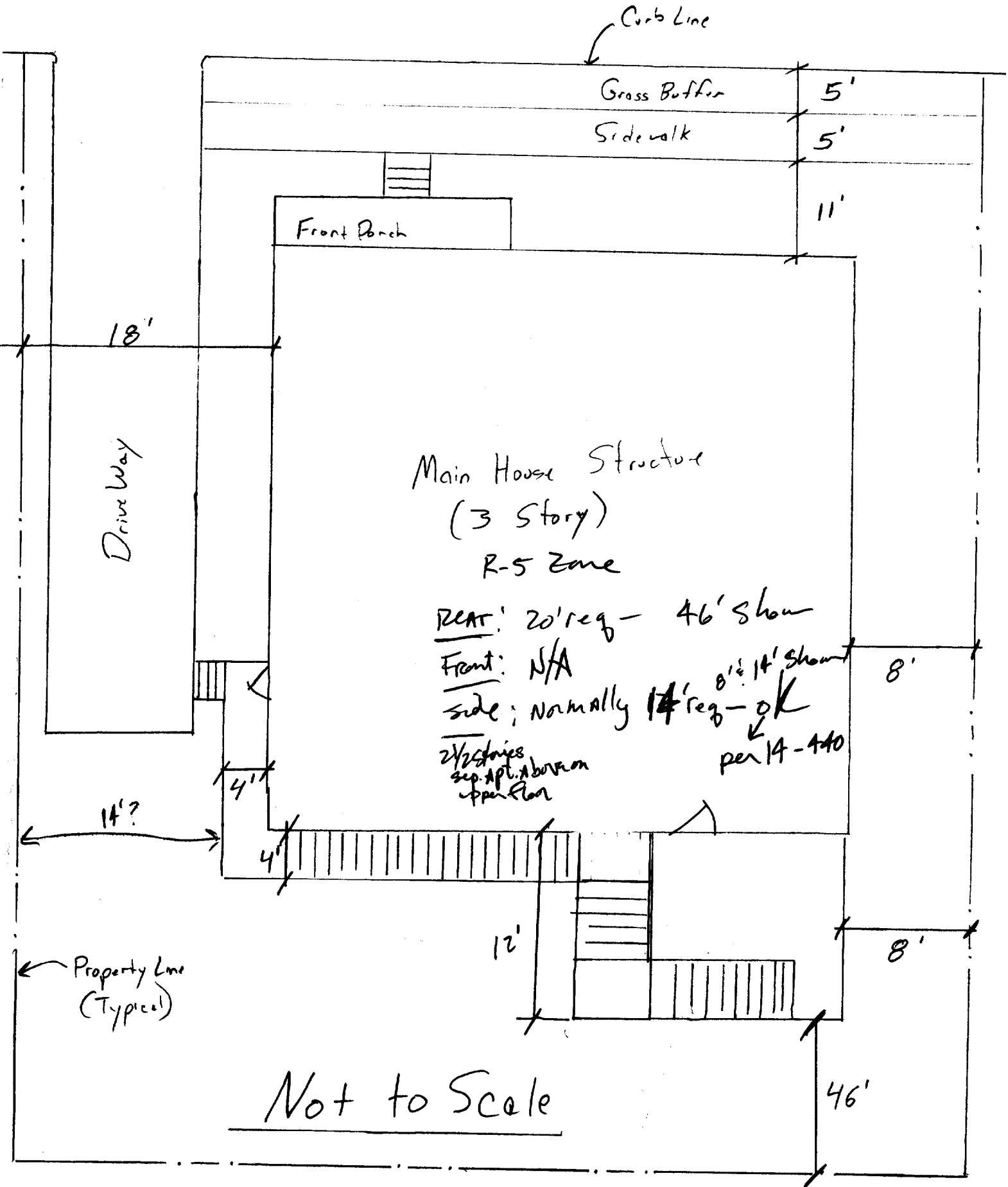
- (a) There is no practical and economically reasonable way to provide such egress within the interior of the building, as demonstrated by the submission of detailed floor plans showing the projected cost of and the impact on the existing dwelling from an interior stair;
- (b) The stairway and associated landings and other building fixtures are designed and will be constructed to have a minimal visual impact upon the building, especially as viewed from any public way or public open space, as demonstrated by photographs of the front and any other affected facades of the building and plans or drawings of the proposed egress stairs;
- (c) Reductions to setbacks granted under this section shall be the least amount required to meet life safety code requirements; and
- (d) Exterior stairways on buildings subject to regulation under article IX of this chapter shall require review and approval under the provisions of that article.

(Ord. No. 181-98, 1-5-98)

**Sec. 14-441. Reserved.**  
**Sec. 14-442. Reserved.**  
**Sec. 14-443. Reserved.**  
**Sec. 14-444. Reserved.**

Proposed Plot Plan  
This Plan Intended for Setback determination Only

Darren Crawford  
7/15/03

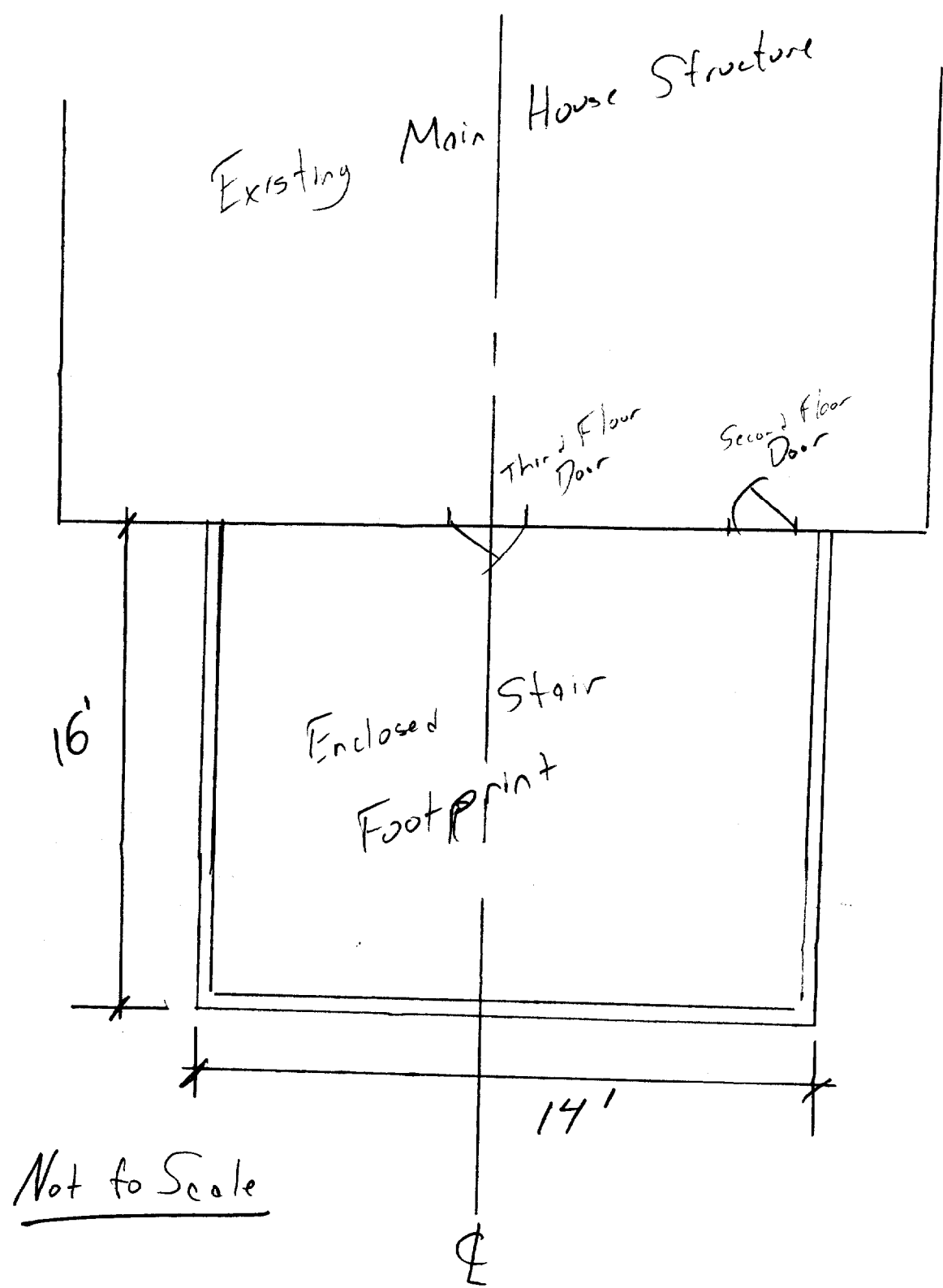


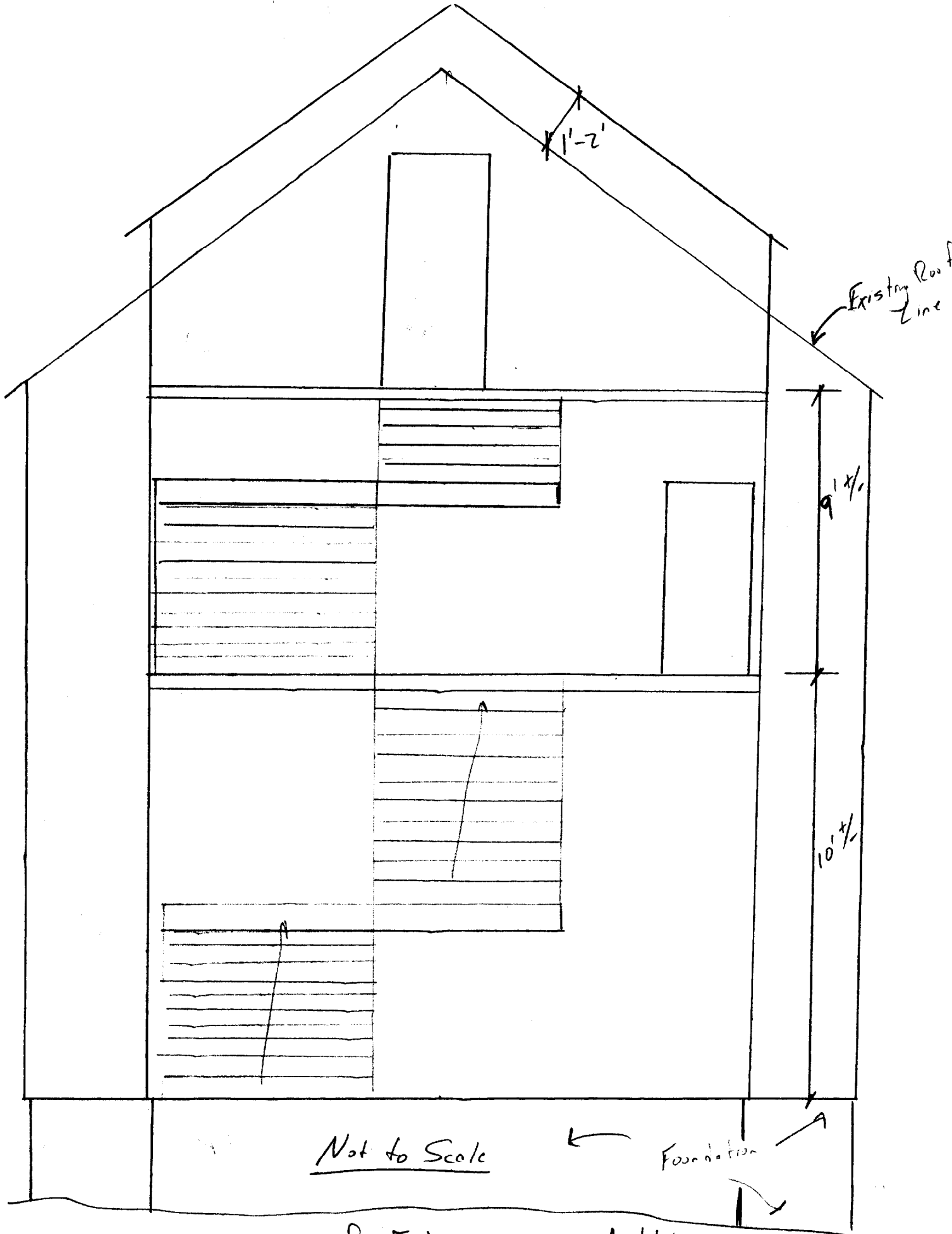
Main House Structure  
(3 Story)  
R-5 Zone

REAR: 20' req - 46' show  
Front: N/A  
side: normally 14' req - ok  
8' & 14' show  
per 14-440  
2 1/2 stories  
sep. apt. above on  
upper floor

Not to Scale

# Required Footprint for Enclosed Egress Addition





Not to Scale

Foundation

End View of Enclosed Egress Addition

**CITY OF PORTLAND, MAINE**

**ZONING BOARD OF APPEALS**



THOMAS F. JEWELL

RAY M. JOHNSON  
JOHN C. KNOX  
MATTHEW D. MANAHAN  
DEWEY A. MARTIN, JR.  
REBECCA SARGENT  
MICHAEL E. WESTORT

October 14, 1992

RE: -20 Sawyer St.

Mr. Leo C. Loisel  
31 Woldbrook Drive  
Windham, ME 04062

Dear Mr. Loisel:

As you know, at its meeting of October 8, 1992, the Board of Appeals found that your variance requesting a change of use at the above named location from a two family to a three family dwelling was unnecessary as it is grandfathered and may continue to be used as a three unit building.

A copy of the Board's decision is enclosed for your records.

It is necessary to apply for a permit to authorize the second means of egress and to bring the property into compliance with the life safety code.

Sincerely,

  
William D. Giroux  
Zoning Administrator

Enclosure

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Charles Lane, Associate Corporation Counsel  
LT. Wallace Garroway, Fire Prevention Bureau

July 2, 2003

To: Code Enforcement City of Portland

From: Vincent Wank and Patricia Lawrence

RE: 20 Sawyer Street

We are in the process of applying for a permit to build a new egress from the 3<sup>rd</sup> floor of our apartment building. 20 Sawyer Street is presently being used as a 2-unit apartment building. Upon getting the permit and construction complete we plan to change the use of the apartment to a 3 unit dwelling.

I am enclosing a copy of the letter from the zoning board of appeals stating that the apartment is grandfathered and may be used as a 3 unit.

We have been working with Lt MacDougal of the Portland Fire Department to determine what needs to be done to bring the building up to life safety codes.

One of the main things was to build a new egress from the 3<sup>rd</sup> floor, which is what what we, plan to do with the proposed permit.

Please contact me if you need anything further to move the permit process forward.

Thank you,  
Vincent Wank and Patricia Lawrence

*Patricia Lawrence*

207-825-3455

Received 7/3/03



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

July 3, 2003

Vincent A. Wank and Patricia Lawrence  
32 Richardson Road  
Orrington, ME 04474

RE: 18-20 Sawyer Street – 138-B-006 – R-5 Residential Zone – permit application #03-0637

Dear Vincent & Patricia,

I have recently been given your permit application to review. First of all, I would like to affirm that the legal use of your property at 18-20 Sawyer Street is a three (3) family dwelling unit. This use was allowed and stated within a letter dated October 14, 1992 from the previous Zoning Administrator, William Giroux, following a decision of the Zoning Board of Appeals. This approval was predicated upon meeting the egress requirements of the Fire and Building Codes. The letter from the Code Enforcement Officer, Jodine Adams, dated June 26, 2003 is not correct in regards to the legal allowable number of units. Her search of the files did not show a copy of the zoning letter that you were able to show us. This zoning letter will be made part of our retained files.

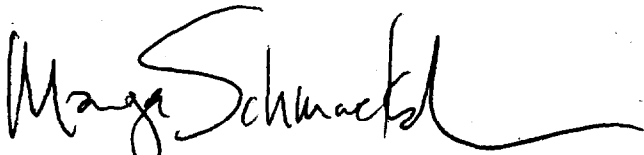
The overriding issue of your building permit is to meet all the codes in regards to the required egresses from all three units.

Section 14-117 allows three or more dwelling units (multiplex developments) if certain conditions are met. One of those conditions is that, "No open outside stairways or fire escapes above the ground floor shall be constructed". From your submittal documentation, I am seeing that you are proposing to demolish the existing enclosed rear stairway from the first and second floors. There currently is a ladder attached to the building for the 3<sup>rd</sup> floor egress. You then propose to rebuild an open exterior stairway for an egress. 14-440 (exterior egress – copy enclosed) allows an open exterior stairway provided that the owner demonstrates to the building authority four (4) listed criteria. I do not see any information that outlines these four criteria. I can not apply this section of the ordinance without all of this information submitted so that I can analyze its contents.

I also do not have a required plot plan showing what the setbacks will be under your proposal. The only plot plan is one showing the existing enclosed stairway structure. Your new proposed stairway has different dimensions.

Your permit will be on hold until I can receive this information for review. If you have any questions, please do not hesitate to contact me at 874-8695.

Very truly yours,

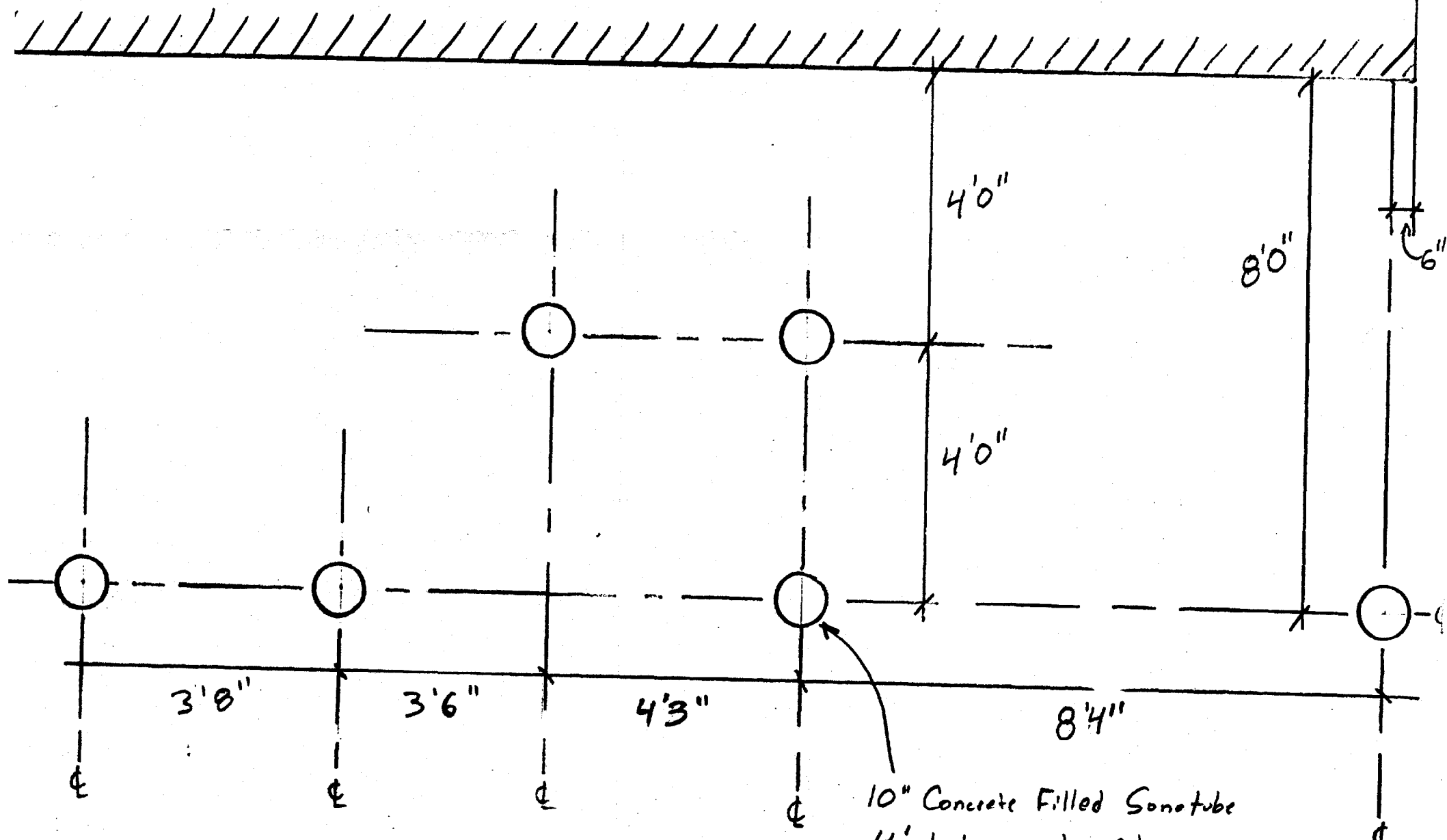
A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

**Marge Schmuckal**  
**Zoning Administrator**

Cc: file  
Jodine Adams, Code Enforcement Officer

22'6"

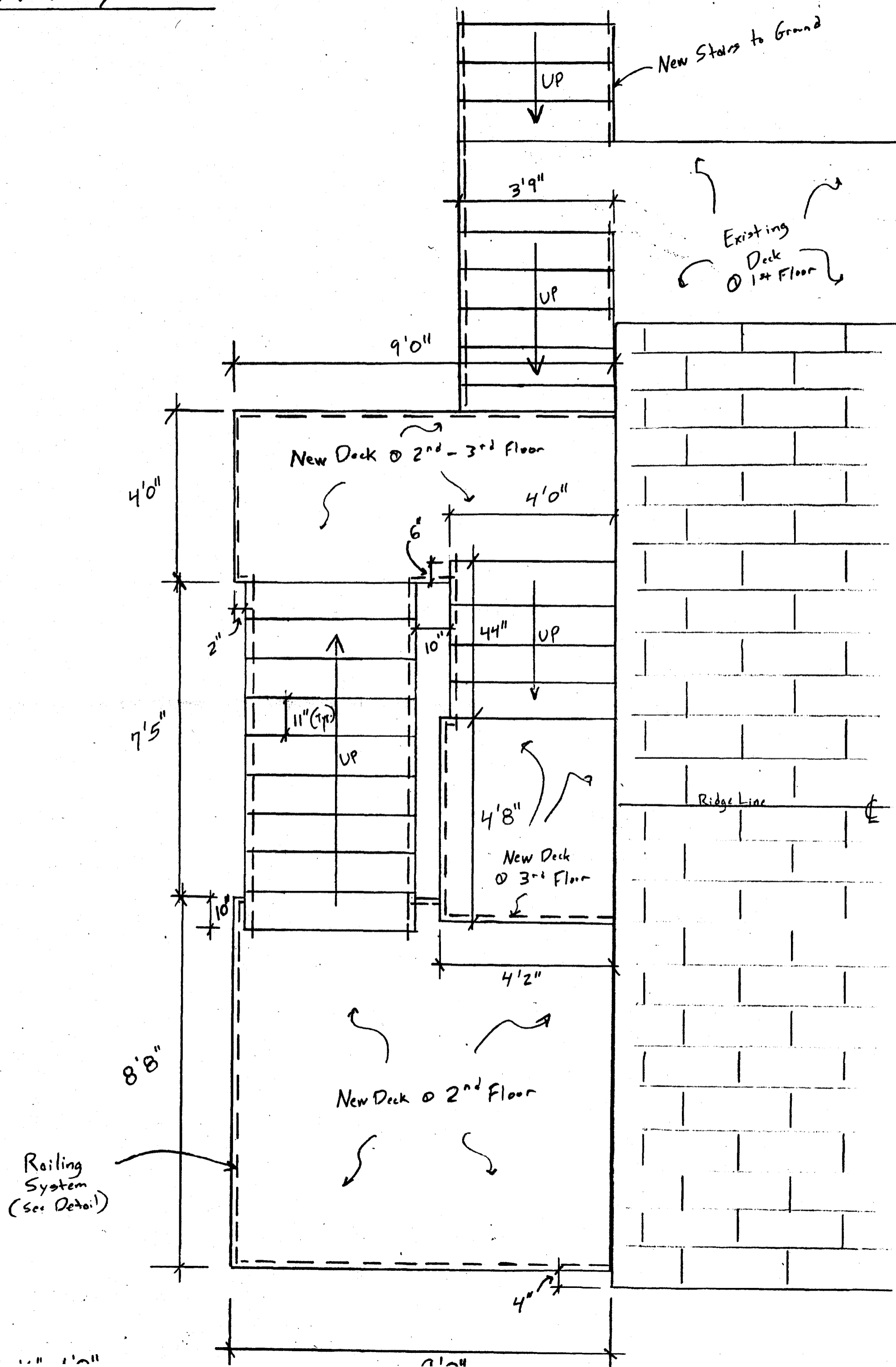
Existing Structure



10" Concrete Filled Sonotube  
4' below grade and approx.  
4' above grade  
(T.O.C. equal to top of Existing Fnd)  
(Typical of 6)

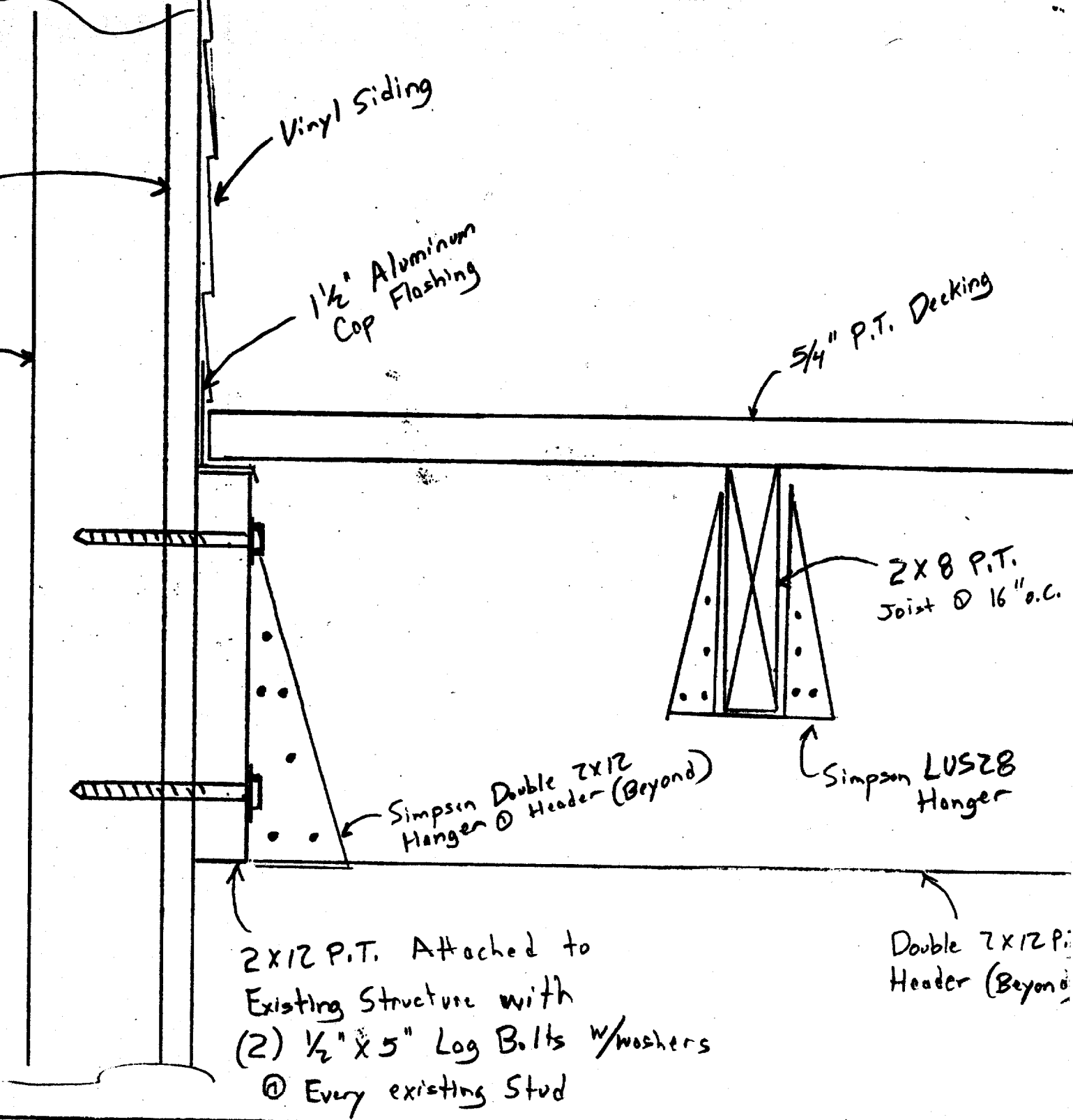
Foundation Plan

Top View Layout Plan



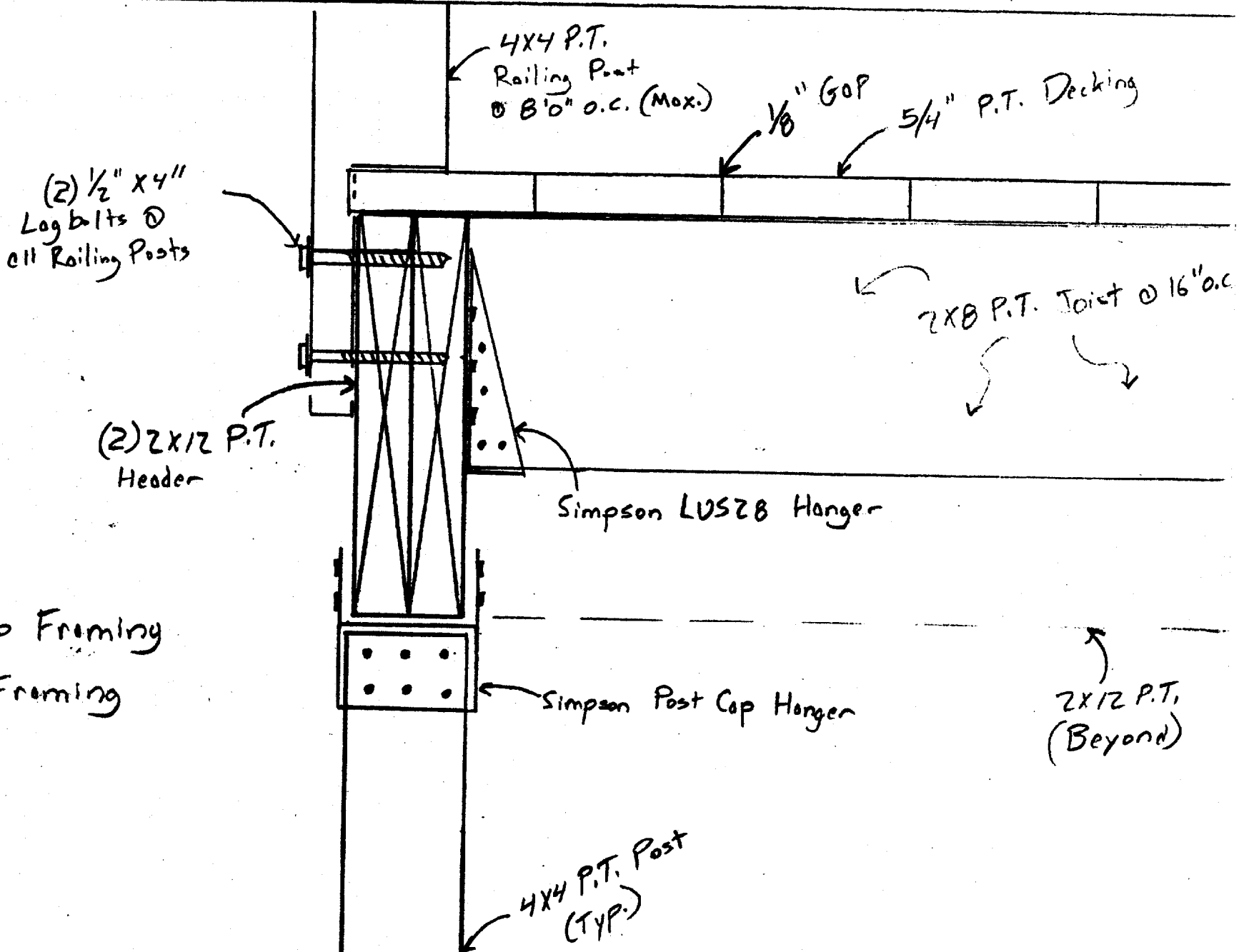
Typical Attachment and Framing Detail

Scale: 3" = 1'0"

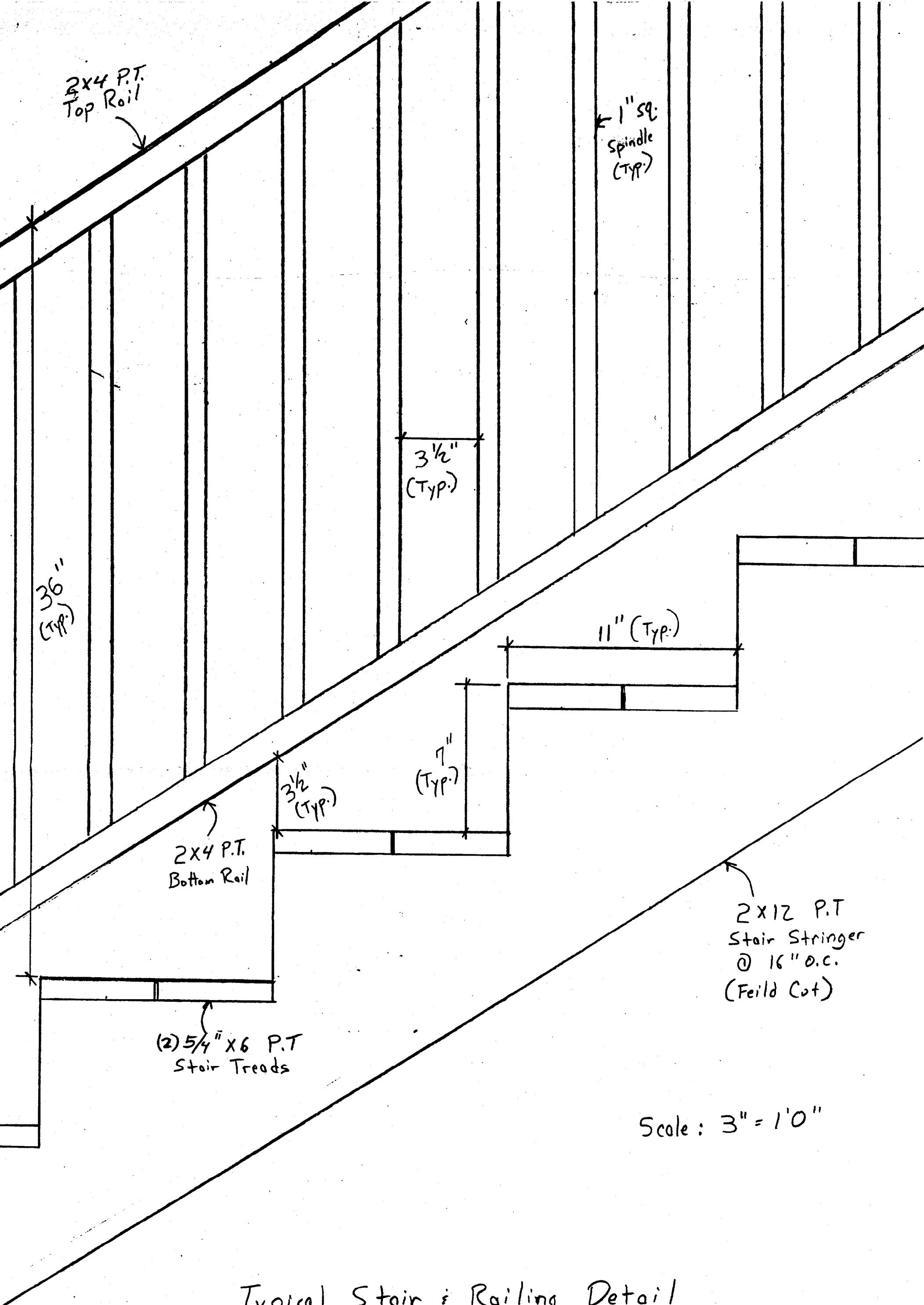


Typical Post to Framing Attachment & Framing Detail

Scale 3" = 1'0"



\* Note: All Simpson Hangers to be Attached using 1 1/2" Simpson Hanger Nails per Manufacturers Recommendation



Typical Stair & Railing Detail

Scale: 1/2" = 1'0"

Concrete Foundation

Existing Fnd.

Elev. 0'0"

Existing Deck

Vinyl Siding (Type)

Elev. 11'1"

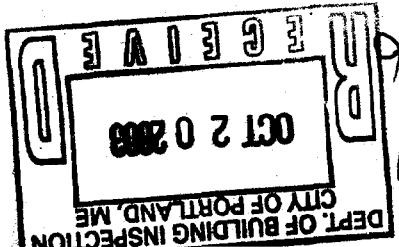
Elev. 16'11"

Elev. 19'10"

Existing Door

New Door

Existing Roof





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

\_\_\_\_\_ 6/4 \_\_\_\_\_ 20 03 \_\_\_\_\_

Received from Dirren Crawford

Location of Work 20 Sawyer St.

Cost of Construction \$ 12,000.00

Permit Fee \$ 107.00

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 138 B 006

Check #: 2906

Total Collected \$ 107.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy