

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

Location of Construction: 235 Sherwood ST		Owner: Margaret P. Beckler	Phone: 775-0235	Permit No:
Owner Address: SAA Pcid 04103	Lessee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> NOV 23 1998 </div> CITY OF PORTLAND </div>
Contractor Name: Michael Fernham	Address: 99 Tripp Lake Camp Rd Poland	Phone: 998-2961		
Past Use: Single Family Dwelling	Proposed Use: Same	COST OF WORK: \$ 1700	PERMIT FEE: \$ 30.00	Zone: CBL: 428-J-004 Zoning Approval:
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
Proposed Project Description: Install stainless steel chimney liner in existing fire place chimney plus wood stove installing pluce chimney cap		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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"/>
Permit Taken By: SP	Date Applied For: November 18, 1998			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

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..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT



COMMENTS

12/3/98 Pre Con w/owner - structural con del

12-14-99 work complete close permit JN

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 23 NOV. 98 ADDRESS: 235 Sherwood ST. CBL 428-J-004
REASON FOR PERMIT: Replace Chimney liner
BUILDING OWNER: Margaret P. Beckler
CONTRACTOR: Michael Faruham
PERMIT APPLICANT: owner
USE GROUP R. 3 BOCA 1996 CONSTRUCTION TYPE 5 B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *6, *31

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 1/2" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)
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

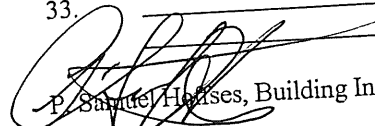
knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. 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
- 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 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. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 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. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. Please find attached a copy of STATE MAINE Chimney or Fireplace Construction / Installation disclosure.

32. _____

33. _____


P. Samuel Hennes, Building Inspector

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

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: 235 Sherwood Street

Tax Assessor's Chart, Block & Lot Number Chart# <u>428</u> Block# <u>J</u> Lot# <u>004</u>		Owner: <u>MARGARET P BECKLER</u>	Telephone#: <u>775-0235</u>
Owner's Address: <u>235 SHERWOOD STREET 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 1700⁰⁰</u> Fee <u>\$ 30⁰⁰</u>
Proposed Project Description:(Please be as specific as possible) <u>Install stainless steel chimney liner in existing fireplace chimney plus wood stove installation in the existing fire place. plus chimney cap</u>			
Contractor's Name, Address & Telephone <u>MICHAEL FARNHAM 99 TRIPP LAKE CAMPRD POLAND ME 04274</u>		Rec'd By: <u>207-998-2961</u>	

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 1995 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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the home property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

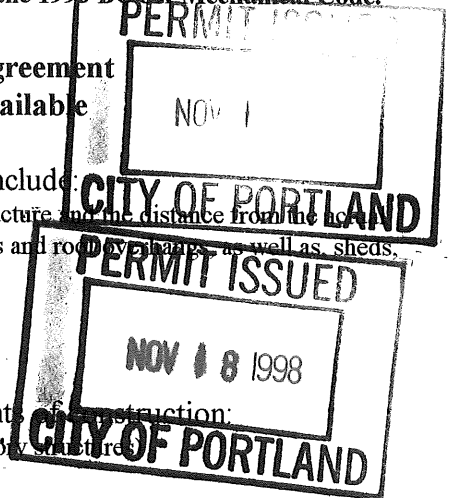
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structure)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: Margaret P Beckler Date: 11/9/98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

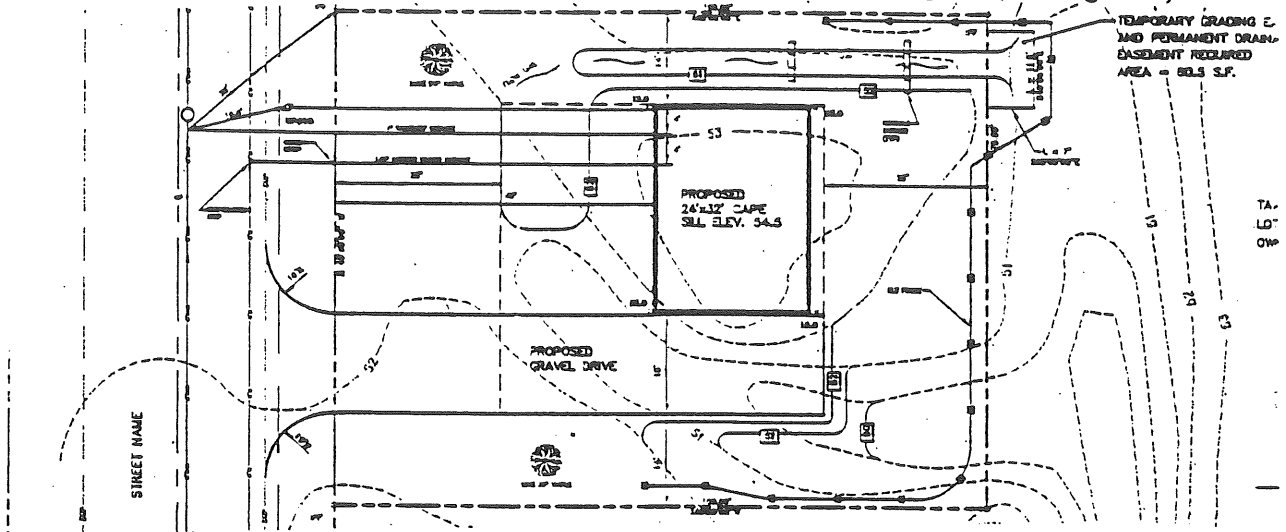


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

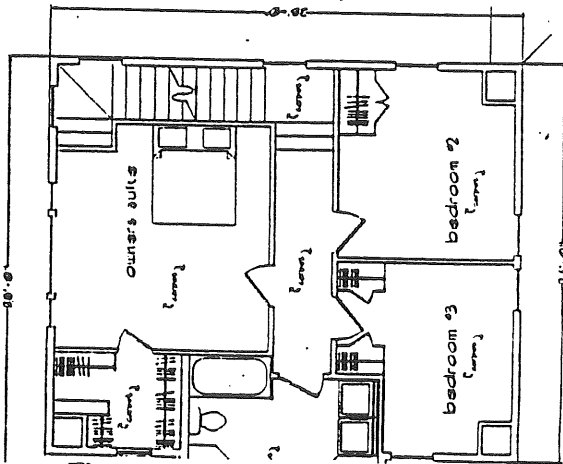


Figure 3. Typical Floor Plan

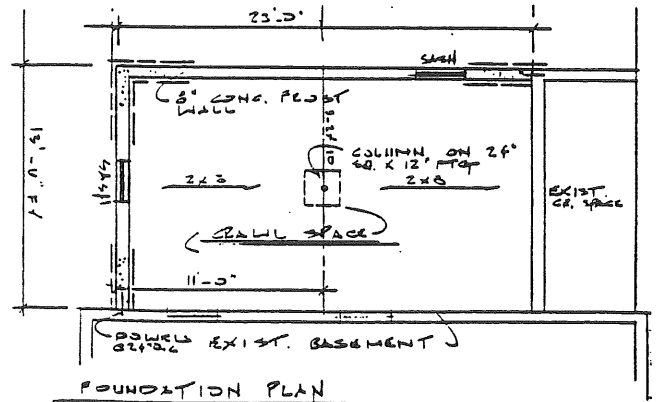


Figure 2. Typical Foundation Plan

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DIV. OF SO. CUMBERLAND
DOCKET NO. POR-FM-97-1370

MARGARET P. GLYNN,)
)
 Plaintiff)
)
 v.)
)
 LAURENCE J. GLYNN,)
)
 Defendant)

DIVORCE JUDGMENT

A TRUE COPY
ATTEST

Linda Jowett
CLERK

Notice of the pendency of the Complaint in this cause of divorce has been duly and seasonably given according to law. This cause was heard before me, and the allegations and the evidence were fully presented and considered.

IT IS HEREBY ORDERED and ADJUDGED that:

1. A divorce from the bonds of matrimony is granted to these parties on the grounds of irreconcilable marital differences.
2. The marital property of the parties, including the marital real estate as specified at Book 11351, Page 162 in the Cumberland County Registry of Deeds in accordance with the Settlement Agreement of the parties dated January 27, 1998.
3. Should an abstract be necessary, Plaintiff shall be responsible for preparing and recording the abstract of the divorce decree and for paying the recording fees thereon.
4. It is further ORDERED and ADJUDGED that the said Settlement Agreement of the parties is incorporated herein and made a part hereof; however, said Settlement Agreement does not merge with, but rather survives, this Judgment in full force and unimpaired, and shall exist independently thereof.
5. It is further ORDERED and ADJUDGED that Plaintiff shall resume her name of Margaret P. Beckler.
6. Violation of this order may result in a finding of contempt and imposition of sanctions.
7. The clerk is directed to enter this Order on the civil docket by a notation incorporating it by reference.

Dated: January 27, 1998

RECEIVED

Charles H. [Signature]
JUDGE, MAINE DISTRICT COURT

JAN 27 1998

DISTRICT COURT

FLOOD HAZARD INFORMATION

FILE NUMBER: 10458

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C

ATTORNEY: JAMES R. LEMIEUX

PANEL: 0007 B DATED: 07/15/92

TITLE COMPANY: CITY CENTER TITLE

TITLE REFERENCE

LENDER: PEOPLES HERITAGE BANK

DEED BOOK: 3129 PAGE: 664

OWNER: GUIDO L. & SANDRA J. PARDI

PLAN BOOK: 10 PAGE: 91 LOT(S): 158 & 159

APPLICANT: GUIDO L. & SANDRA J. PARDI

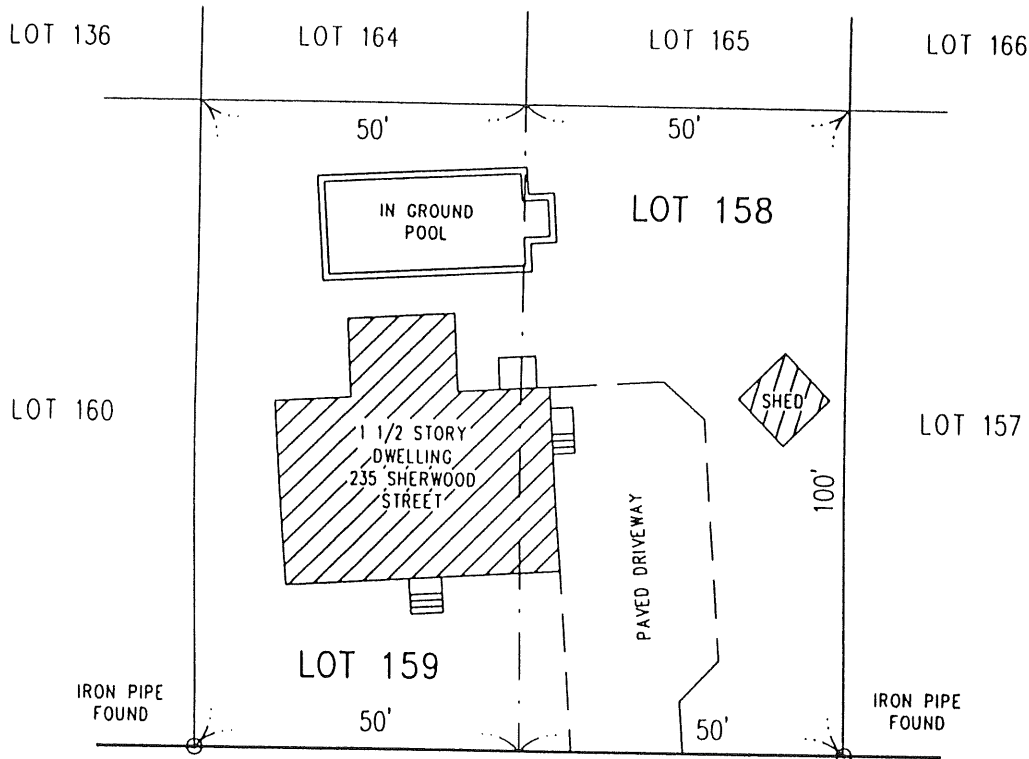
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 10/01/93 SCALE: 1"=30'

MAP: 428 BLOCK: J PARCEL: 4

MORTGAGE INSPECTION PLAN IN PORTLAND, ME



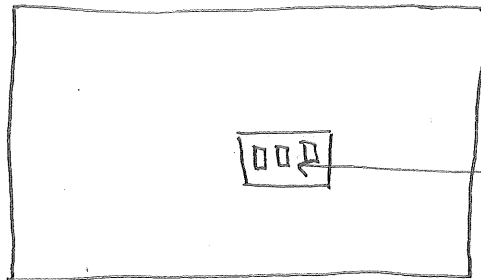
SHERWOOD STREET

TO PRESUMPCOT STREET →

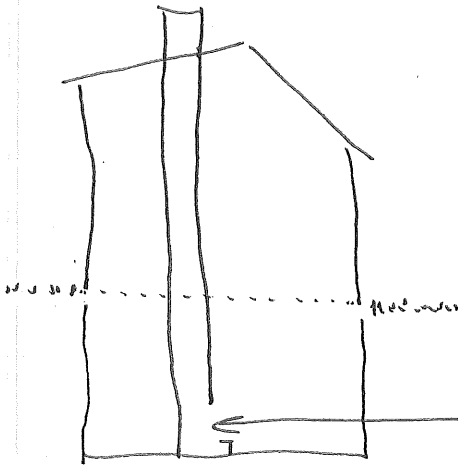
NOTE: THIS IS NOT A BOUNDARY SURVEY.

235 Sherwood St

INSTALLATION OF WOOD STOVE +
FLU LINER IN EXISTING FIREPLACE
SHERWOOD ST



Existing centrally located 3
flu chimney.



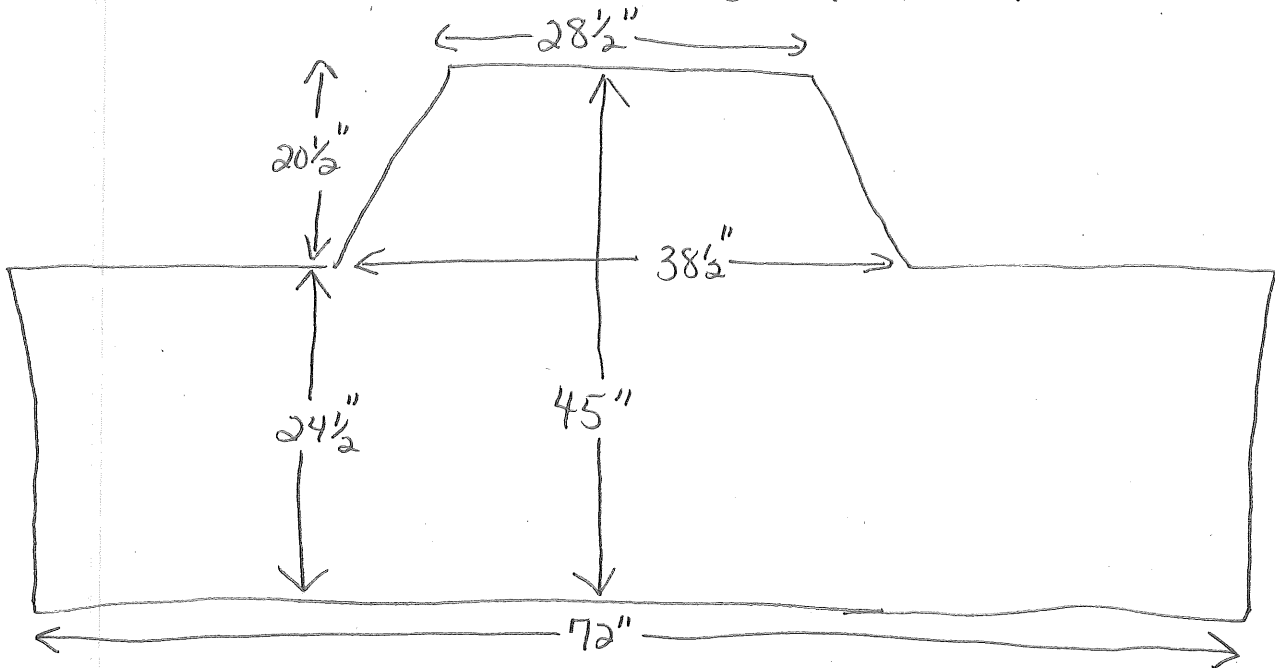
EXISTING BASEMENT FIREPLACE

Michael D. Farnham - LINER + CAP
11/4/95 CONTRACTOR
(207) 998-2961

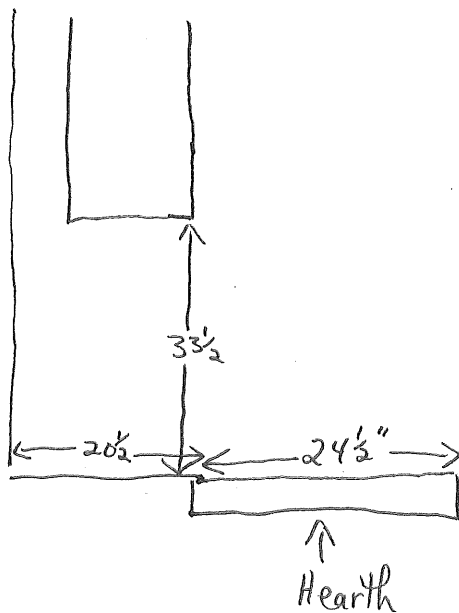
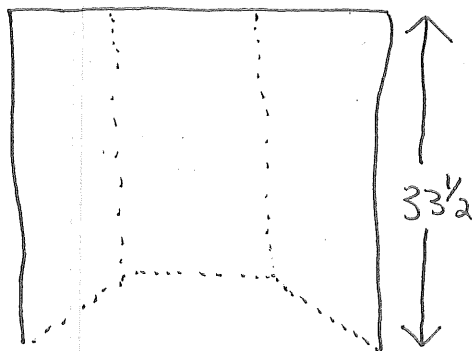
LINER TO BE OF 100% #304 GRADE,
STAINLESS STEEL - LISTED BY U.L. LABS AND
INTENDED FOR USE AS A CHIMNEY LINER
MATERIAL. WHEN COMPLETED, BY AND HORIZED
INSTALLER, (MICHAEL D. FARNHAM) MATERIAL SHALL CARRY
A LIFETIME MANUFACT. WARRANTY (ANNUAL INSPECTION
REQUIRED) FIREPLACE DAMPER AREA - TO BE INSULATED WITH
A U.L. LISTED, CERAMIC FIBER FOLDED 1/4" BLANKET
MATERIAL. CAP FOR CHIM. TO BE 100% #304 TYPE STAINLESS STEEL
W/ SPARK ARRESTOR - MESA (Michael's is fully insured.)

235 SHERWOOD STREET

FIREPLACE MEASUREMENTS (IN INCHES)
BRICK + MORTAR FIREPLACE + HEARTH

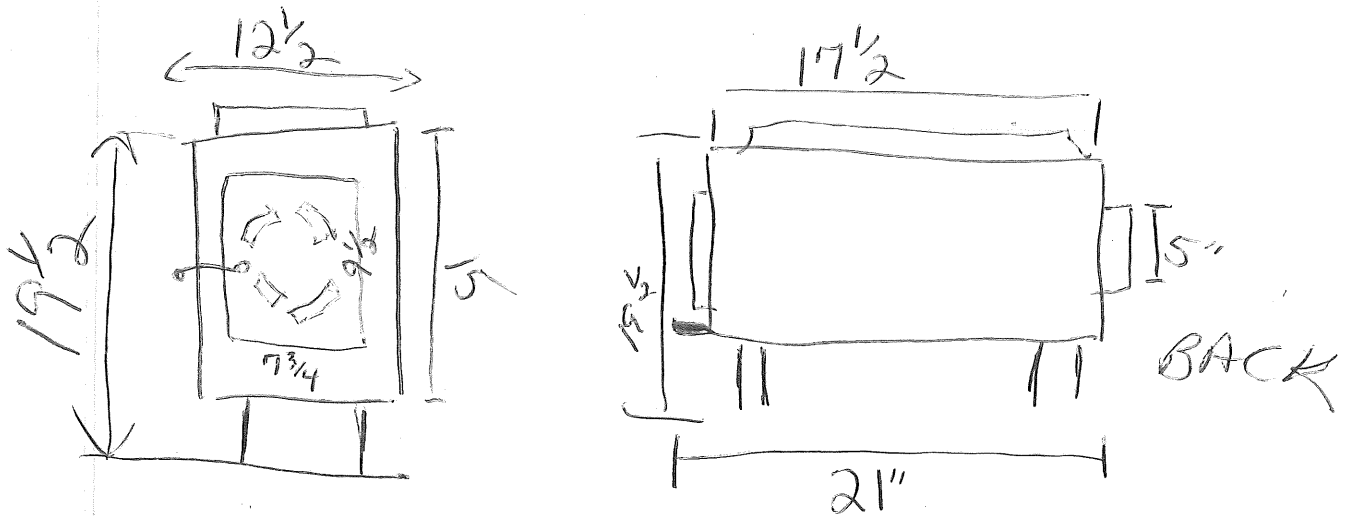


slate floor



slate floor

235 SHERWOOD STREET



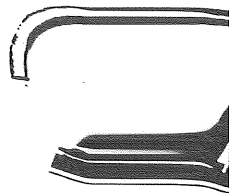
UPLAND WOODSTOVE

Copy of Deed or Purchase
plot plan



**MICHAEL'S
CHIMNEY SWEEP
998-2961**
(Poland/New Glouc. Etc.)

Established 1986



Factory Author 

- ★ Chimney Relining Specialist UL® Listed Stainless
- ★ Wood / Coal Stoves Installed: Per Code
- ★ Chim. Covers, F. Slate Hearths, Heatshields
- ★ FREE ESTIMATES

**100'S of Chimneys Safely Cleaned!!
Fully Insured!!**

QUITCLAIM DEED WITH COVENANT

005103

I, **LAURENCE J. GLYNN**, of Portland, in the County of Cumberland, and State of Maine for consideration paid, grant to **MARGARET P. GLYNN**, of Portland, in the County of Cumberland and State of Maine, with quitclaim covenant, a certain lot or parcel of land with the buildings thereon situated in Portland, Maine, bounded and described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northeasterly side of Sherwood Street, in the City of Portland, County of Cumberland and State of Maine, in East Deering, so-called, and being lot numbered one hundred fifty-nine (159) on said Sherwood Street, and on a plan of lots of Lunt Property, so-called, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 91.

Also another certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Sherwood Street in said Portland, in East Deering, so-called, and being lot numbered one hundred fifty-eight (158) on said Sherwood Street on the above-mentioned plan.

Meaning and intending to describe and convey all and the same premises as conveyed to Laurence J. Glynn and Margaret P. Glynn by Warranty Deed of Guido L. Pardi, Jr. and Sandra J. Pardi, dated March 23, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11351, Page 162.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the above described property.

Witness my hand and seal this 27 day of January, 1998.

[Signature]
Witness

[Signature]
Laurence J. Glynn

STATE OF MAINE
Cumberland, ss.

January 27, 1998

Personally appeared before me the above-named, **LAURENCE J. GLYNN**, and acknowledged this instrument to be his free act and deed.

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 JAN 29 PM 3: 56
CUMBERLAND COUNTY
[Signature]

[Signature]
~~Notary Public/Attorney at Law~~
Please type/print name below.
CLARKE C. HAMBIEY

428-J-004

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 5/12/97

CBL: 428-5-4

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:

237-239 Sherwood Street

(ADDRESS)

The Owner is CHRISTOPHER GURBON

(NAME)

The given number of units of the building is 3

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

X 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

Marge Schmuckal
SIGNED BY VERIFIER

Zoning Administrator
TITLE

5/29/97