

Location of Construction: 116 Sherwood St		Owner: Pleasant Street Corporation	Phone: 77408653	Permit No: 941003
Owner Address: James Ernst P.O. Box 7606 Portland, ME 04112		Lease/Buyer's Name: 11 Park Rd; Windham 04062	Phone: 04062	Business Name: Mary Gresik
Contractor Name:		Address:		Phone:
Past Use: 2-fam	Proposed Use: 3-fam	COST OF WORK: \$	PERMIT FEE: \$ 25.00	PERMIT ISSUED SEP 21 1994 CITY OF PORTLAND Zoning Approval: 429-B-005 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"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: After the fact change of use from 2-fam to 3-fam		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 9/1/94

774-5260

2 after fact
 3 unit
 # 94/1003
 Allow

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 OF APPLICANT: Brian Hancock ADDRESS: _____ DATE: 15 Sept '94 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

CEO DISTRICT 6

COMMENTS

9-26-96 Met new owner at property. He would be putting in addition of sleeping space. Will be bringing it to code with a skylight & fire doors. Hard wired detectors are already in place.
2-13-98 Work is all completed. Send a COI

Inspection Record

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

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 21, 1994

RE: 116 Sherwood Street

Pleasant Street Corporation
P.O. Box 7606
Portland, ME. 04112

Dear Mr. Rancourt,

Your application to change the use after the fact from two-family to three-family, has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

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

1. All the items (1 thru 4) on the attached Fire Prevention Building Permit Report (sheet #1) must be met.
2. All the items on the attached Building Permit Report (sheet #2) must be met. (#4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15)

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

Sincerely,

Marge Schmuckal
Asst. Chief of Inspection Services

/el

cc: LT. Gaylen McDougal, Fire Prevention Bureau

BUILDING PERMIT REPORT

Address 116 Sherwood Street Date 9/20/94
 Reason for Permit Change The use After The fact from 2-family
to 3-family Bldg. Owner: Pleasant Street Corporation
 Contractor: SAME AS OWNER
 Permit Applicant: BRIAN RANCOURT
 Approval: with conditions #4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register 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) hr., including fire doors with selfclosers.
- ✓ 5. Each apartment shall have access to (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 system 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 locations 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

(over)

- ✓ 8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):
 - 1. In the immediate vicinity of bedrooms
 - 2. In all bedrooms
 - 3. In each story within a dwelling unit, including basements
- ✓ 9. 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 ;lies 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). - 1 hr for egress enclosure including under side of stairs
- ✓ 10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.
- 11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.& 1024.0 of the City's building code (The BOCA National Building Code/1993).
- ✓ 12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.
- ✓ 13. Headroom in habitable space is a minimum of 7'6".
- ✓ 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- ✓ 15. 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 or occupancy is issued or demolition permit is granted.
- 16. 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".
- 17. 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.

P. Samuel Hoffses
 P. Samuel Hoffses
 Chief of Inspections

FIRE Prevention
BUILDING PERMIT REPORT

Sheet #1

DATE: 9/20/97
ADDRESS: 116 Sherwood St.
REASON FOR PERMIT: Change of use
BUILDING OWNER: Pleasant Street Corp
CONTRACTOR: —
PERMIT APPLICANT: Brian Pancourt
APPROVED: ✓ DENIED: _____

CONDITIONS OF APPROVAL OR DENIAL:

1. All vertical openings shall be enclosed with construction having a fire rating of at least (1)/~~(2)~~ hour - including fire doors with self closers and fire exit hardware.
2. Each apartment shall have access to two separate, remote and approved means of egress. A single exit is acceptable when it exits directly from apartment to the building exterior with no communications to other apartment units.
3. Each apartment shall be equipped with approved single station smoke detectors powered by the house current. The detectors shall be located in an area which will provide protection for sleeping areas and shall be interconnected within the living unit. An additional smoke detector shall be provided in the sleeping room(s). When activated, the detectors shall initiate an alarm in that sleeping room.
4. The boiler or furnace shall be protected by enclosing with one 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 system having a capacity sufficient to provide 0.15 gpm, 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 116 Sherwood St 429-B-005

Issued to Ernst, James & Heather

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. 941003, 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

Entire

APPROVED OCCUPANCY

Three Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

2/19/98 Multi-Lay

[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.