

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**

MACCAUSLAND OWEN E & NANCY L  
MACCAUSLAND JTS

**Located at**

90 VESPER ST

**PERMIT ID:** 2015-00977

**ISSUE DATE:** 10/27/2015

**CBL:** 003 G007001

has permission to **Construct a 2 story, 7'-5" x 7'-5" rear deck for the Second Floor and Third Floors of this existing three- (3-) family home. (After the fact)**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Craig Messinger*

*/s/ Jeanie Bourke*

**Fire Official**

**Building Official**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

*Approved Property Use - Zoning*

*Building Inspections*

*Fire Department*

Three unit dwelling

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status or Schedule an Inspection On-Line at  
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring  
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	<b>Permit No:</b> 2015-00977	<b>Date Applied For:</b> 05/06/2015	<b>CBL:</b> 003 G007001
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<b>Proposed Use:</b> Same: Three- (3-) Family Home	<b>Proposed Project Description:</b> Construct a 2 story, 7'-5" x 7'-5" rear deck for the Second Floor and Third Floors of this existing three- (3-) family home. (After the fact)
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 10/27/2015
<b>Note:</b> R-6 Zone (New adoption while in review) Rear - 10' req, 18' shown, ok Right side - 5', except to 0' if min. of 10' cumulative and deeded maintenance easement, 62.5" shown, ok Lot Coverage - max. 60%, 1920 allowed, 1430 shown with this additional 56 SF = 45%			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) This approval for the side setback is based on the email from John Swan at Owen and Haskell verifying the existing house location as approximately 7" from the property line.			
2) This property shall remain three 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.			

<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 10/27/2015
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) Due to this permit being approved after the fact, the inspector has the authority to require exposure of any hidden elements for compliance verification.			
2) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.			
Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.			
Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.			
3) Beams & girders shall be solid or built up and bear on wood or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6			
4) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.			

<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messenger	<b>Approval Date:</b> 06/16/2015
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>			
1) Shall comply with NFPA 101, Chapter 30, Existing Apartment Buildings.			
2) All outstanding code violations shall be corrected prior to final inspection.			
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.			
4) All construction shall comply with City Code Chapter 10.			