

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

FOGG DEIDRE J & PETER J FARIS JTS

Located at

17 MARION ST

PERMIT ID: 2017-00026

ISSUE DATE: 03/16/2017

CBL: 012 P024001

has permission to **Deck renovation- new deck to replace existing rear & side deck which currently overhangs neighbor's property, stairs to be re-used**

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 closed-in. 48 hour notice is required.

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

N/A

/s/ Brian Stephens

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

Repair garage use on first floor with single family above.

Building Inspections

Use Group: R-3 & S-1 **Type:** 5B
Single Family - 2nd floor
Storage - auto repair - 1st floor
Nonsprinkled
Exterior 2nd level
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring
Framing Only
Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	Permit No: 2017-00026	Date Applied For: 01/09/2017	CBL: 012 P024001
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Proposed Use: Repair garage 1st floor & dwelling unit above	Proposed Project Description: Deck renovation- new deck to replace existing rear & side deck which currently overhangs neighbor's property, stairs to be re-used
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 03/08/2017

Note: B-2b Zone **Ok to Issue:**

- 2/29/84 CO single family dwelling & garage
- 7/23/84 CO dwelling & repair garage

The microfiche plans do not show exterior steps & landings to access the dwelling unit on the second floor on permit 82--862. Zone was B-3 then. Steps and decks would have had to be built to access the side and rear of the dwelling unit. Therefore the existing deck and stairs were probably built at the time of the permit.

Side yard min. - zero

rear yard min. - 10' - building scales at 5.65' off the rear property line at the closest point, but replacing existing deck and making it conforming to the property line.

-impervious surface ratio - none for residential uses.

Conditions:

- 1) The owner has thirty days from the date the permit is issued to submit a change of use permit for the first floor to operate as an upholstery repair shop.
- 2) This property shall remain a single family dwelling with a commercial use on the first floor. Any change of use shall require a separate permit application for review and approval.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the rear setback of the deck, it may be required to be located by a surveyor.
- 4) Your present structure is legally nonconforming as to setbacks for the stairs and deck. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Brian Stephens **Approval Date:** 03/16/2017

Note: **Ok to Issue:**

Conditions:

- 1) 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 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.

- 2) 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.