

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

CLOSUIS PHILLIP J & MERRITT J PRIDGEON JTS

**Located at**

1 ST LAWRENCE ST

**PERMIT ID:** 2016-02057

**ISSUE DATE:** 08/05/2016

**CBL:** 016 F024B01

has permission to **replacement of the three story exterior porch/deck. - increase the first floor deck to 8' x 10'**

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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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*/s/ Michael White*

*/s/ Jonathan Rioux*

**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*  
three residential condos in building

*Building Inspections*

*Fire Department*

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 are 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 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.**

#### **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring

Framing Only

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>		<b>Permit No:</b> 2016-02057	<b>Date Applied For:</b> 08/04/2016	<b>CBL:</b> 016 F024B01
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Three Residential Condominiums ("Casco Bay Condo")		<b>Proposed Project Description:</b> replacement of the three story exterior porch/deck. - increase the first floor deck to 8' x 10'		
<p><b>Dept:</b> Zoning      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Ann Machado      <b>Approval Date:</b> 08/05/2016</p> <p><b>Note:</b> R-6 Zone      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p>5890 sf front yard - 5' min - 21.75' - OK side yard/side street - zero lot coverage 60% - 3534 sf max - OK open landscaped space - 20% min. 1178 sf - plan shows that 2401 sf is grass- OK</p> <p><b>Conditions:</b></p> <p>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>				
<p><b>Dept:</b> Building Inspecti      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Jonathan Rioux      <b>Approval Date:</b> 08/04/2016</p> <p><b>Note:</b> See Conditions of Approval for Fall Protection/ Guards Height of 42".      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <p>1) Fasteners and connectors for preservative-treated wood shall comply with Section 2304.9.5.1 and Table 2304.9.1</p> <p>2) 1009.4.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch.</p> <p>1009.12 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407.</p> <p>1013.2 Height. Required guards shall be not less than 42 inches high, measured vertically above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads.</p> <p>1607.7.1 Handrails and guards. Handrails and guards shall be designed to resist a load of 50 pounds per linear foot (plf) applied in any direction at the top and to transfer this load through the supports to the structure. Glass handrail assemblies and guards shall also comply with Section 2407.</p> <p>1607.7.1.1 Concentrated load. Handrails and guards shall be able to resist a single concentrated load of 200 pounds (0.89 kN), applied in any direction at any point along the top, and to transfer this load through the supports to the structure. This load need not be assumed to act concurrently with the loads specified in Section 1607.7.1.</p> <p>The newly constructed stairwell shall comply with § 1009 of the IBC, 2009 (MUBEC).</p> <p>1009.4.2 Riser height and tread depth. Stair riser heights shall be 7 inches maximum and 4 inches minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. Rectangular tread depths shall be 11 inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.</p> <p>3) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p>				
<p><b>Dept:</b> Fire      <b>Status:</b> Approved w/Conditions      <b>Reviewer:</b> Michael White      <b>Approval Date:</b> 08/05/2016</p> <p><b>Note:</b>      <b>Ok to Issue:</b> <input checked="" type="checkbox"/></p> <p><b>Conditions:</b></p> <p>1) All means of egress to remain accessible at all times.</p>				

- 2) All construction shall comply with 2009 NFPA 101, Chapter 31 Existing Apartments Buildings.
- 3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 4) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 5) All construction shall comply with City Code, Chapter 10.