

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND HOUSING AUTHORITY

Located at

70 EAST OXFORD ST (9 Boyd & 20 Mayo)

PERMIT ID: 2017-01649

ISSUE DATE: 11/21/2017

CBL: 022 H001001

has permission to **Renovate or replace existing decks and stairs. Replace decking, any rotted/damaged joists, stringers, and railings. Affects 2 accesses apiece on Bldgs 1, 2, and 3 and 1 access on Bldg 4.**

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.

/s/ Jason Grant

/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

Building Inspections

Fire Department

Use Group: R-2 **Type:** 5B
Apartment House
Exterior Stairs
MUBEC/IBC-2009

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:

Footings

Framing Only

Final - Fire

Final Inspection

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		Permit No: 2017-01649	Date Applied For: 10/20/2017	CBL: 022 H001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Multi family	Proposed Project Description: Renovate or replace existing decks and stairs. Replace decking, any rotted/damaged joists, stringers, and railings. Affects 2 accesses apiece on Bldgs 1, 2, and 3 and 1 access on Bldg 4.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 11/07/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note: R-6 and R-7 zones. This involves replacement of stairs/decks: - Bldg 1 - West Stair - new stairs will extend 7' closer to road than existing and be set back approx 4-5 ft. Boyd St is side street (permit #10-0470 treated E. Oxford St as the front for this property), so min setback is)' - OK. - Bldg 1 - North Stair & Bldg B-2 - North Stair - Replace large shared deck with three individual access landings/stairs - footprint reduction with no setback impact. - The other four decks/stairs (Bldg 2 - East Stair, Bldg 3 - East Stair, Bldg 3 - South Stair, and Bldg 4 - West Stair) will be replaced within existing footprint				
Conditions: 1) 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: 11/21/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions: 1) Stair profile of tread and rise shall comply with IBC Sec. 1009.4.5 with attention to the vertical or sloped riser being at the leading edge of the nosing to minimize the tripping hazard. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Guardrail openings shall be less than 4" up to a height of 36". From 36" - 42" the opening can be less than 4-3/8". 4) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 11". Stair risers shall not be more than 7". 5) 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.				
6) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 11/20/2017		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				

1) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters

All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).

All means of egress to remain accessible at all times.

If applicable, all outstanding code violations shall be corrected prior to final inspection.