

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

**This is to certify that**  
M & D FEDERAL LLC

**Located at**  
96 FEDERAL ST

**PERMIT ID:** 2016-01442    **ISSUE DATE:** 07/22/2016    **CBL:** 028 I005001

has permission to **Removal of rear deck and replacement with in-kind structure. Interior renovations including new electrical and plumbing systems, lighting, bathroom and kitchen fixtures.**

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/ 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*  
Multi-family dwelling - 6 units

*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 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

Close-in Plumbing/Framing

Electrical - Commercial

Fire Inspection

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> 2016-01442	<b>Date Applied For:</b> 06/01/2016	<b>CBL:</b> 028 I005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Multi unit (6 unit)	<b>Proposed Project Description:</b> Removal of rear deck and replacement with in-kind structure. Interior renovations including new electrical and plumbing systems lighting, bathroom and kitchen fixtures.			
<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 07/22/2016	
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
<b>Conditions:</b>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 07/05/2016	
<b>Note:</b> IS-FBC	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
Interior work & reconstruct rear porches within existing footprint (setbacks 0' from Hampshire St line and 4.5' to closest point of rear property line).				
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) This property shall remain a six dwelling units. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 07/20/2016	
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
<b>Conditions:</b>				
1) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official.				
2) Prior to the final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the approved plans.				
3) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.				
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".				
The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.				
5) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
6) All fire separation from the property, partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall maintain rating and continuity. Note: Design Professional/ Owner has agreed to submit additional information to Historic and Building Official for review and approval.				
7) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717 or IRC Sec. R302.11 & 302.12				
8) This structure shall be anchored per IBC Sec. 1604.8 to resist the uplift and sliding forces that result from the application of prescribed loads.				
9) This permit is approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
10) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.				
11) Sprinkler systems to be designed and installed per IBC 2009 standards Sec. 903.3				

**PERMIT ID:** 2016-01442

**Located at:** 96 FEDERAL ST

**CBL:** 028 I005001

