

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

J & P LLC

Located at

250 HIGH ST

PERMIT ID: 2016-02634

ISSUE DATE: 10/11/2017

CBL: 036 D021001

has permission to **Replace existing front steps with new landing/steps. New landing/steps will not project any further into sidewalk than existing. There will be an expansion of footprint (16.5 sf) to accommodate code-compliant steps.**

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/ Laurie Leader

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

six dwelling units

Building Inspections

Use Group: R-2

Type: 5B

Residential apartments

Exterior grade

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		Permit No: 2016-02634	Date Applied For: 10/06/2016	CBL: 036 D021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Six dwelling units		Proposed Project Description: Replace existing front steps with new landing/steps. New landing/steps will not project any further into sidewalk than existing. There will be an expansion of footprint (16.5 sf) to accommodate code-compliant steps.		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 04/24/2017 Note: B-2b zone Ok to Issue: <input checked="" type="checkbox"/> No front or side setback requirements. Front landing setback 0' (it may actually be 2'-3' based on ROW width, but exact locatoin of line is unclear). No impervious surface limitation.				
Conditions: 1) This property shall remain a six dwelling units. Any change of use shall require a separate permit application for review and approval. 2) As discussed during the review process, it is the responsibility of the landowner to show ompliance with the required setback of 0 feet from the front property line. It may be required to have the property line located by a surveyor. This permit is not approving an expansion of footprint on city property. 3) 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: Laurie Leader Approval Date: 10/10/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 2) Beams & girders shall be solid or built up and bearing, notched or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6 3) 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: Engineering DPS Status: Not Applicable Reviewer: Rachel Smith Approval Date: 10/07/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 10/10/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> 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.				