

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PHP on High LLC/David Johnston

Located at

236 HIGH ST

PERMIT ID: 2013-01670

ISSUE DATE: 09/11/2013

CBL: 036 E010001

has permission to **Replacement of existing exterior landing & 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 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/ Chris Pirone

Fire Official

/s/ Jeanie Bourke

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 (6 Units)
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Apartment Building
ENTIRE
2009 NFPA

PERMIT ID: 2013-01670

Located at: 236 HIGH ST

CBL: 036 E010001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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:

Footings/Setbacks

Final - Commercial

Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-01670	Date Applied For: 08/01/2013	CBL: 036 E010001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: six dwelling units	Proposed Project Description: Replacement of existing exterior landing & steps			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 08/06/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being issued with the condition that the landing and stairs are being rebuilt within the existing footprint. 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 Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 09/11/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) The beam/girder shall be solid or built up and bearing or supported by approved anchors per IBC Sec. 2308.7 2) Permit 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. 3) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 4) Guards on Stairs 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" with returned ends 5) 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. 				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 08/06/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
<ol style="list-style-type: none"> 1) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies. 2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information. 3) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation. 4) All means of egress to remain accessible at all times. 5) Any cutting and welding done will require a Hot Work Permit from Fire Department. 6) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector. 7) All outstanding code violations shall be corrected prior to final inspection. 8) Construction or installation shall comply with City Code Chapter 10. 				