

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PHP on High LLC (David Dodge)/David Johnston

Located at

232 HIGH ST

PERMIT ID: 2013-01671

ISSUE DATE: 08/06/2013

CBL: 036 E011001

has permission to **Replacement of existing front landing and stairs in the same footprint** 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

/s/ Jon 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
six dwelling units

Building Inspections

Fire Department

Classification:

Apartment Building

ENTIRE

2009 NFPA

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

Framing Only

Electrical - Commercial

Final - Commercial

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: 2013-01671	Date Applied For: 08/01/2013	CBL: 036 E011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: six dwelling units	Proposed Project Description: Replacement of existing front landing and stairs in the same footprint			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 08/02/2013 Note: 8/2/13 Received voicemail from owner, David Dodge stating that the rebuild is within the existing footprint Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This permit is being issued with the condition that the landing and stairs are being rebuilt within the existing footprint. 2) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval. 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: Jon Rioux Approval Date: 08/06/2013 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Cantilevered joists shall comply with Section 308 for conventional light-frame construction. 2) Fasteners and connectors for preservative-treated wood shall comply with Section 2304.9.5.1 and Table 2304.9.1 Note: A glued built-up member. A structural element, the section of which is composed of built-up lumber, wood structural panels or wood structural panels in combination with lumber, all parts bonded together with structural adhesives. 3) 1604.8.3 Decks. 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. 4) 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. 1607.7.1 Handrails and guards. Handrails and guards shall be designed to resist a load of 50 pounds per linear foot (plf) (0.73 kN/m) 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. 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. 5) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 08/05/2013 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations: (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces 2) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations: (1) All sleeping rooms (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms (3) On each level of the dwelling unit, including basements.				

- 3) All outstanding code violations shall be corrected prior to final inspection.
- 4) 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.
- 5) All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>