

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

ST ELIZABETH'S ROMAN CATHOLIC (Alan Hinkley)

**Located at**

87 HIGH ST

**PERMIT ID:** 2016-00713

**ISSUE DATE:** 05/17/2016

**CBL:** 039 E009001

has permission to **Remove exterior stairs at left side of building and replace with an ADA ramp.  
Change some of the railing features on the side entry per historic preservation**  
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*

**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***

Day care with offices

***Building Inspections***

**Use Group:** I-4/B      **Type:** 3B

Institutional - Day Care Facility

Business Offices

Exterior grade

MUBEC/IBC 2009

***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

Framing Only

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-00713	<b>Date Applied For:</b> 03/25/2016	<b>CBL:</b> 039 E009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Day care with offices		<b>Proposed Project Description:</b> Remove exterior stairs at left side of building and replace with an ADA ramp. Change some of the railing features on the side entry p historic preservation		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 04/29/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All components of ramp, except for decking, to be painted or opaque stained to match existing porches.				
2) Post caps on porch railings to be simple pyramidal tops, not ball finials as proposed. See page A-5 of Guidelines.				
3) Balusters for all railings to be constructed as per attached drawing on page A-7 of Historic Preservation Guidelines for Porch Repairs and Replacement. "Californial style" railings not allowed. Also, handrail to be shaped as per same drawing.				
4) Pressure treated wood is not allowed for railings on side porches--only for ramp railing.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 04/14/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> R-6 zone Existing nonconforming use in this zone Lot size 18,116 sf - meets 2,000 sf min. Front yard 25' min, new ramp >85' scaled - OK Rear yard 10' min, new ramp >20' scaled - OK Side yard 5' min, new ramp 5' per e-mail - OK Lot coverage 60% = 10,869 max allowed, total existing & proposed 5,742 sf - OK				
<b>Conditions:</b>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/17/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Graspable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered graspable.  Graspable handrails are required on one side of stairs not required to be Accessible, that have a single rise or 2 risers and a tread, per IBC Sec. 1003.5(2)				
2) 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".				
3) 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				
4) This permit is approved based upon information provided by the applicant or design professional, including markups on the plans per conversation with Alan Hinckley. Any deviation from the final approved plans requires separate review and approval prior to work.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 03/30/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				

