

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BRICKLIGHT PROPERTIES LLC

**Located at**

65 HIGH ST

**PERMIT ID:** 2017-01851    **ISSUE DATE:** 02/25/2019    **CBL:** 040 A015001

has permission to **Rebuild exterior deck and egress stair on rear ell of building serving floors 2 & 3** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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*

**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***

nine dwelling units

***Building Inspections***

**Use Group:** R-2    **Type:** 5B  
Residential apartments  
Nonsprinkled  
Rear exterior  
MUBEC/IBC 2009

***Fire Department***

**Classification:**  
Apartment Building  
ENTIRE  
NFPA 101 Ch 31

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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

Final - Fire

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01851	<b>Date Applied For:</b> 11/22/2017	<b>CBL:</b> 040 A015001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Nine dwelling units		<b>Proposed Project Description:</b> Rebuild exterior deck and egress stair on rear ell of building serving floors 2 & 3		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 02/25/2019	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All visible portions of stairs, rails and decks and supporting structures are to be coated with paint or solid bodied stain.				
2) Maximum height for guard rails on landings and stairs is to be 36".				
3) For all sections visible from High Street or other public ways, railings on stairs and landings are to have traditional railing design (not "California Style" with balusters nailed to the side of a flat 2x.) Railings to have a shaped or beveled top rail, balusters (square is fine) and bottom rail.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 05/29/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> R-6 zone 1946 plot plan shows evidence that fire escape has existed prior to 1957 - OK to rebuild. Meets all setback requirements: 5' from front, 10' from rear. 5 inches from left side lot line, but 36' from right line - meets reduction requirement.				
<b>Conditions:</b>				
1) This property shall remain nine dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Pending Approval	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input 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.				
2) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings and per historic preservation staff recommendation at visible areas. Guardrail height allowance is a minimum of 36", handrail height a minimum of 34" and a maximum of 38". Nonvisible areas the guard is to be at 42" fall protection height.				
3) 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. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.				
Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.				
Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.				
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4) Deck ledgers shall be attached per the material, fastener size and spacing requirements of IRC R507.2 or designed in accordance with R301 and per IBC Sec. 1604.8.3.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 08/09/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				

PERMIT ID: 2017-01851

Located at: 65 HIGH ST

CBL: 040 A015001

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.