

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
BROWN J B & SONS

Located at  
27 HIGH ST

PERMIT ID: 2018-00231    ISSUE DATE: 03/29/2018    CBL: 040 C021001

has permission to **demolish existing rear one story section of building & replace with second floor deck with steps to grade & partial roof - demolish existitng 2 story side entry porch & deck - replace with 2 entry porches, new landscaping, new roof, replacement windows.**

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.

N/A

/s/ Glenn Harmon

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*

*Building Inspections*

*Fire Department*

Use Group: R3      Type: VB

Two unit

Exterior

2009 IEBC/MUBEC

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:**

Final - Commercial

Final - Electric

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> 2018-00231	<b>Date Applied For:</b> 02/21/2018	<b>CBL:</b> 040 C021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same		<b>Proposed Project Description:</b> demolish existing rear one story section of building & replace with second floor deck with steps to grade & partial roof - demolish existing 2 story side entry porch & deck - replace with 2 entry porches, new landscaping, new roof, replacement windows.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 02/22/2018	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) All work to be consistent with Historic Preservation conditions, with details such as final cornice and frieze dimensions, treatment of front entrance, including both storm door and primary door, porch and railings, window selection, and any exterior lighting to be reviewed and approved by HP staff.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/20/2018	
<b>Note:</b> R-6 & Historic		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
- new 2nd floor deck & stairs is being built within the footprint of the one story section at that the rear that is being removed. & the two new side entry porches are being built within the existing footprint of the old porch and second floor deck that is being removed.				
<b>Conditions:</b>				
1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.				
2) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) 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> Approved w/Conditions	<b>Reviewer:</b> Glenn Harmon	<b>Approval Date:</b> 03/28/2018	
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
1) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
3) The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2009 Building Code.				
4) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
5) Per IBC Sec. 1006.1 Means of Egress shall be provided with illumination				
6) Egress size windows are required (1) in each sleeping room per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.				
7) 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.				

- 8) The concrete shall comply with IBC 2009 Ch. 19 for materials, quality control, design and construction as well as the anchoring of connected elements.
- 9) 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.