

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RICE GEOFFREY I

Located at

126 DANFORTH ST & 128 Danforth

PERMIT ID: 2017-00577

ISSUE DATE: 09/20/2017

CBL: 044 B043001

has permission to **Remove and replace existing front porch, stairs, and entrances**

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/ Laurie Leader

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

four dwelling units

Building Inspections

Fire Department

PERMIT ID: 2017-00577

Located at: 126 DANFORTH ST & 128

CBL: 044 B043001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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
Foundation/Backfill
Framing Only
Electrical Close-in w/Fire & Draftstopping
Final - Fire
Final - Electric
Final - Commercial

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00577	Date Applied For: 04/25/2017	CBL: 044 B043001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 126 Danforth St - four dwelling units		Proposed Project Description: Remove and replace existing front porch, stairs, and entrances		
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 09/19/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) Mortar and brick samples are to be reviewed and approved by HP staff prior to proceeding with masonry repair. Mason or architect may contact HP staff at 756-8023 or 874-8726 to arrange an inspection of test patches. 2) Should any additional fixtures or alterations be required on the exterior of the property, the type and locations are to be reviewed and approved by HP staff prior to undertaking the work. 3) HP staff understands that exterior emergency lights and photocell sensors are to be positioned so as to be minimally visible. 4) Ceiling fixtures under entry canopy are to be sized to fit the ceiling panels without cutting mouldings. Ceiling fixtures shall not emit glare; fixtures are to be shielded or must be furnished with low wattage bulbs to prevent glare. If alternate fixtures are chosen, they are to be reviewed and approved by HP staff prior to purchase. 5) Shop drawings for new exterior front doors are to be submitted to HP staff for review and approval prior to manufacture.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/08/2017 Note: R-6 & Historic Overlay Zone (2017-095 HPB) Ok to Issue: <input checked="" type="checkbox"/> 126 Danforth (Geoffrey Rice) and 128 Danforth (Stateway Apts, Inc) share a common party wall & front egress but are owned by two different entites - the new stairs & entry porch & doors impact both properties. -all workis taking place within existing footprint Conditions: 1) 128 Danfoth Street is currently vacant. Will need to apply for a change of use permit to establish the use when it is occupied. 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.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 06/28/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions: 1) This phased front entry exterior stair approval does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure. The permit holder shall proceed at their own risk and without assurance that the building design is code compliant, and that a permit for additional work will be granted. THIS PERMIT IS FOR THE FRONT ENTRY EXTERIOR STAIR ONLY. 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) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Jason Grant Approval Date: 06/30/2017 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				

PERMIT ID: 2017-00577

Located at: 126 DANFORTH ST & 128

CBL: 044 B043001

- 1) This permit is only for the removal and replacement existing front porch, stairs and front entrances. Any other work will require additional permits.
- 2) 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.