

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SACHER JOANNE L & TAFT P HOLLOWAY JTS

Located at

34 PINE ST

PERMIT ID: 2016-00931

ISSUE DATE: 05/26/2016

CBL: 045 E001345

has permission to **Replacement of private entrance stairs and deck that are rotting and falling apart.**
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 cloed-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/ 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

Residential condominium unit

Building Inspections

Fire Department

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:

Setbacks and Footings Prior to Pouring

Framing Only

Final Inspection

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: 2016-00931	Date Applied For: 04/20/2016	CBL: 045 E001345
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Condominium Unit 5	Proposed Project Description: Replacement of private entrance stairs and deck that are rotting and falling apart.			
<p>Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 05/25/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Skirt of vertical slats (similar to existing skirt) is to have a frame all the way around, including a bottom rail. Skirt shall be included on all porch elements facing Winter and Pine Street, including stairs. 2) All decking, trim, railings, posts, skirts, etc. must be painted with a solid, opaque stain or paint. Painting is to be completed in 2016. 3) Posts are to have painted, pyramidal caps to shed water. 4) If a graspable handrail is required, details are to be submitted to HP staff for review and approval, prior to construction. 5) Contractor is to submit railing details to HP staff for review and approval prior to construction, including guard rail height (not more than 38" above deck,) rail profile, dimension, and material. <p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/13/2016</p> <p>Note: B-1 zone Ok to Issue: <input checked="" type="checkbox"/> Side yard - no minimum</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This permit is not approving any lot coverage or setback requirements for the existing structure. This approves the repair or rebuild of entry steps within the existing footprint. <p>Dept: Building Inspection Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 05/23/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. 2) 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. 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 4) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". The stair rail can be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail. 5) If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceeding a pitch of 12:1. 6) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required. 				

