

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

DESERRES WILLIAM CHRISTOPHER & BARBARA L  
DESERRES

**Located at**

119 BRACKETT ST

**PERMIT ID:** 2017-01515

**ISSUE DATE:** 11/17/2017

**CBL:** 045 F03101R

has permission to **Replacement of stairs and landing using identical footprint of current stairs and porch.**

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 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

/s/ Brian Stephens

**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***

Residential condominium unit (four total in building)

***Building Inspections***

**Use Group:** R-2      **Type:** 5B  
Residential Apartments (4  
Condominium Units)  
Exterior Porch Stairs  
MUBEC/IBC-2009

***Fire Department***

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:**

Framing Only

Final - Fire

Final Inspection

Footings

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> 2017-01515	<b>Date Applied For:</b> 09/26/2017	<b>CBL:</b> 045 F03101R
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Multi family	<b>Proposed Project Description:</b> Replacement of stairs and landing using identical footprint of current stairs and porch.			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 10/20/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) Contractor is to contact HP staff at 756-8023, at the start of the work, to discuss and clarify design details. 2) Skirting under stairs and landing (including the portion that opens) is to have a trim board frame on all sides, and either square lattice or spaced vertical slats. 3) Newell post is to have a painted wood cap similar to the existing one - pyramid shaped to shed water. 4) Guard rails are to be no higher than 36" high. Top rail is to be beveled to shed water, with rounded top corners. Bottom rail to be beveled as well. Both rails to be less than 3.5" wide. 5) All stair and rail components are understood to be painted wood.				
<hr/> <b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 10/05/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) This property shall remain four residential condominium units. Any change of use shall require a separate permit application for review and approval. 2) This approves the repair or rebuild of entry steps within the existing non-conforming footprint. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<hr/> <b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Brian Stephens <b>Approval Date:</b> 11/17/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) 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. 2) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36", handrail height a minimum of 34" and a maximum of 38". 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.  . 4) 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 5) 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.				

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