

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOLLO TIMOTHY J & MARY B JTS/self

Located at

46 AVON ST

PERMIT ID: 2013-00146

ISSUE DATE: 06/07/2013

CBL: 046 A009001

has permission to **Change of use and to construct 2nd story rooftop deck and stairs to meet egress life safety codes**

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 clsoed-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/ Benjamin Wallace Jr

/s/ Jeanie Bourke

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: R-2

Type: 5B

Residential Apartments - 3 Dwelling

Units

ENTIRE

MUBEC 2009

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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:

Footings/Setbacks
Framing Only
Electrical Close-in
Final Inspection
Final - Fire

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: 2013-00146	Date Applied For: 01/24/2013	CBL: 046 A009001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: change of use from four dwelling units to 3 dwelling units	Proposed Project Description: Change of use and to construct 2nd story rooftop deck and stairs to meet egress life safety codes			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 04/29/2013 Note: 3/20 HP Workshop--Board requested revised drawings. Ok to Issue: <input checked="" type="checkbox"/>				
Project approve by HP Board, 4/17/13				
Conditions:				
1) Historic Preservation Board recommends the granting of a historic waiver to increase riser height beyond 7", and/or reduce tread width below 11" so as to limit total run of the stairs, with the goal of keeping the stairs completely behind the corner of the building. 2) Historic Preservation Board recommends the granting of historic waivers to lower guardrail heights of 36" if possible. 3) Pressure-treated posts supporting landings and stairs shall be wrapped with white painted trim stock. 4) Railing system of white vinyl is to include post sleeves and "New England" post caps. 5) Applicant to inform Historic Preservation staff when painting is completed, including pressure-treated stair carriage, risers, and landing framing.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 02/07/2013 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) This property shall remain a three family dwelling after the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 06/06/2013 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Illumination is required at egress, design to be approved by historic preservation. 2) Permit approved based upon information provided by the applicant or design professional., including revisins dated 6/6/13. Any deviation from the final approved plans requires separate review and approval prior to work. 3) Per Tim F., the beams will be supported by the posts and framing will be anchored/fastened per code. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 38", the stair dimensions and profile can meet 1 & 2 family code and a graspable handrail will be installed at 34"-38".				
Dept: Fire Status: Approved w/Conditions Reviewer: Benjamin Wallace Jr Approval Date: 06/06/2013 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Construction or installation shall comply with City Code Chapter 10. 2) All means of egress to remain accessible at all times. 3) The approved plans with the Building Department Approved stamp shall be maintained on site for inspection.				

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4) ****Minimum clear width of the stair shall be 36". Guards shall be 42" high and not pass a 4" sphere through the opening. Handrails 34" - 38" on both sides.****

5) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.