

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
COLBY CHRISTOPHER

Located at  
180 HIGH ST

PERMIT ID: 2017-00898      ISSUE DATE: 03/27/2018      CBL: 046 B014050

has permission to **Installing new detached deck - two levels, total 156 sf**  
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.
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*/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 (36 total in building)

***Building Inspections***

**Use Group:** R-2      **Type:** 3B  
Residential Apartments (condominium # 50)  
NFPA 13 Sprinkler System  
Exterior Deck  
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:**

Setbacks and Footings Prior to Pouring  
Final Inspection  
Framing Only

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> 2017-00898	<b>Date Applied For:</b> 06/09/2017	<b>CBL:</b> 046 B014050
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Residential Condo		<b>Proposed Project Description:</b> Installing new detached deck - two levels, total 156 sf		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 09/20/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Proposed deck is approved based on the submitted plans and HP staff's belief the deck will not be visible from a public vantage point.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 06/29/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> B-3 zone No setbacks required - plan shows 3' setbacks from property lines				
<b>Conditions:</b>				
1) This property shall remain a residential condominium unit (36 total in building). 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 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> Brian Stephens	<b>Approval Date:</b> 03/27/2018	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Stair profile of tread and rise shall comply with IBC Sec. 1009.4.5 with attention to the vertical or sloped riser being at the leading edge of the nosing to minimize the tripping hazard.				
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) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.				
4) Graspable rails must be installed on both sides of a stair at 34" to 38" above the nosing. Stair treads shall not be less than 11". Stair risers shall not be more than 7". Stair width shall not be less than 36" clear.				
5) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 42". Guardrail openings shall be less than 4" up to a height of 36". From 36" - 42" the opening can be less than 4-3/8".				
6) 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.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 09/01/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101 Life Safety Code 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).				