



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3696-ALTR

Located At: 11 DEERING ST

CBL: 046- B-022-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. There shall be no enlargement of the porch to the side property line. It is understood that the stairs will be rebuilt at the rear of the porch.

Historic

* All work shall conform to plans approved by Historic Preservation Board on 3/7/12. All conditions of that approval shall apply:

1. Any exterior lighting, with the exception of recessed lighting, to be reviewed and approved by HP staff.
2. Cove molding to be applied to exterior face of porch fascia, consistent with treatment on original ell's fascia.
3. If walkway is replaced as part of this project, HP staff must review and approval material selection.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.