

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

DRE MANAGEMENT /TBA

**Located at**

743 CONGRESS ST

**PERMIT ID:** 2013-02660

**ISSUE DATE:** 12/19/2013

**CBL:** 047 A021001

has permission to **Rebuild 10x6 front 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 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.
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*/s/ Chris Pirone*

*/s/ Tammy Munson*

**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*

**Classification:**

Mixed:Apartment  
Building/Mercantile

ENTIRE

NFPA

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

Footings/Setbacks  
Close-in Plumbing/Framing  
Electrical Close-in w/Fire & Draftstopping  
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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2013-02660	<b>Date Applied For:</b> 12/03/2013	<b>CBL:</b> 047 A021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Multiple use/Lodging House	<b>Proposed Project Description:</b> Rebuild 10x6 front porch			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 12/18/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Newel is to be wrapped to match the dimension of the porch post, with a base at least 7" high. The cap shall have a sloping top, with moulding underneath, around the post.				
2) All trim, including railing system, risers, skirt, posts, etc. are to be painted to match the trim color.				
3) Railings shall be wood - cedar, pine, or like material, but not pressure-treated, with shaped top and edges. Height to the top of the landing guardrail is not to exceed 36" above the deck.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Tammy Munson <b>Approval Date:</b> 12/16/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
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) Separate permits shall be required for future decks, sheds, pools, and/or garages.				
4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Tammy Munson <b>Approval Date:</b> 12/16/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) 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.				
2) The guardrails must be 42" high.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Chris Pirone <b>Approval Date:</b> 12/18/2013				
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) All construction shall comply with City Code Chapter 10. <a href="http://www.portlandmaine.gov/citycode/chapter010.pdf">http://www.portlandmaine.gov/citycode/chapter010.pdf</a>				
2) All means of egress to remain accessible at all times.				
3) All outstanding code violations shall be corrected prior to final inspection. Contact Fire Prevention at 874-8400.				
4) Street addresses shall be marked on the structure				
5) Shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.				
6) Shall comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancies				
7) Any cutting and welding done will require a Hot Work Permit from Fire Department.				