

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

523 CUMBERLAND AVE LLC

Located at

523 CUMBERLAND AVE

PERMIT ID: 2014-02544

ISSUE DATE: 04/28/2015

CBL: 048 E026001

has permission to **Replace second floor 8' x 8' deck on existing roof to access fire escape** 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/ Craig Messinger

/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

six dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B

Residential Apartments (6 Units)

1st floor roof

MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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:

Framing Only

Final - Commercial

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: 2014-02544	Date Applied For: 10/31/2014	CBL: 048 E026001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Six Family Apartment House	Proposed Project Description: Replace second floor 8' x 8' deck on existing roof to access fire escape			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 12/30/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Guardrail height is to be 36" above deck.				
2) The space between the deck and the roof is to be screened with a painted skirt with trim.				
3) Entire deck and all trim and skirting are to be painted or stained with a solid color, in a dark, recessive color to blend with the building's color scheme.				
4) Approved railing is to be of dark painted metal (picture supplied by contractor.)				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 12/16/2014				
Note: Permit from 1948 on microfiche to build fire escape from 3rd floor to ground on Mellen Street side. -8' x 8' one story porch existed on pre-1957 assessors card. Assessors card from the 1980s shows a two story metal fire escape coming off the 8' x 8' porch. Not sure when deck was built to access the fire escape.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) This permit kis being approved with the condition that the fire escape is setback a minimum of 10' from Mellon Street.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 04/28/2015				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) 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".				
2) The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.				
3) 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.				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 11/21/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Shall comply with NFPA 101, Chapter 31, Existing Apartment Builldings				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) All construction shall comply with City Code Chapter 10				
Dept: DRC Status: Not Applicable Reviewer: Philip DiPierro Approval Date: 11/18/2014				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				