

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BRANNIGAN LUKE /Adam Flaherty JR.

Located at

180 NEAL ST

PERMIT ID: 2014-01004

ISSUE DATE: 06/20/2014

CBL: 054 F049001

has permission to **Replace 2nd & 3rd floor porches -same footprint - 2nd floor - 15' x 7.5' with 3.5' x 3' landing & stairs to grade (increase in footprint to meet code) & third floor - 15' x 4' with 3.5x 3.5' landing & stairs to 2nd floor deck**

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/ Laurie Leader

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

Three family

Building Inspections

Use Group: R-2

Type: 5

Three family

ENTIRE

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:

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

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.

| | | | | |
|---|---|---------------------------------|--|----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2014-01004 | Date Applied For: 05/12/2014 | CBL: 054 F049001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Multi Family | Proposed Project Description: Replace 2nd & 3rd floor porches -same footprint - 2nd floor - 15' x 7.5' with 3.5' x 3' landing & stairs to grade (increase in footprint to meet code) & third floor - 15' x 4' with 3.5x 3.5' landing & stairs to 2nd floor deck | | | |
| Dept: Historic | Status: Approved w/Conditions | Reviewer: Deb Andrews | Approval Date: 06/20/2014 | |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | | |
| Conditions: | | | | |
| 1) As no elevations or photographs were provided with the application, it is difficult to assess the final appearance of the proposed decks or whether they will be visible from a public way. As such, approval is based on the understanding that the proposed replacement decks and landing will not be readily visible from a public way. | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 05/20/2014 | |
| Note: B-2b residential use | Ok to Issue: <input checked="" type="checkbox"/> | | | |
| rear 10' min. - 56.5' from bottom of stairs - OK Side - 5' on right - existing footprint - OK -10' on left (abuts a residential zone) - footprint of deck is existing - stairs coming off the rear towards the rear property line are close to 5' off the setback (section 14-433) and the extra landing & stairs are being added to meet code -OK impervious surface - 90% - OK - approx 50% * 2nd & 3rd floor decks were included as part of work on permit #88-0146. | | | | |
| Conditions: | | | | |
| 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. | | | | |
| 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | | |
| 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | | |
| Dept: Building | Status: Approved w/Conditions | Reviewer: Laurie Leader | Approval Date: 06/20/2014 | |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | | |
| Conditions: | | | | |
| 1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection. | | | | |
| 2) 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. | | | | |
| 3) Graspable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered graspable. | | | | |
| 4) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 11". Stair risers shall not be more than 7". | | | | |

5) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.

Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.

Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.

6) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

7) 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:** 06/05/2014

Note: **Ok to Issue:**

Conditions:

- 1) All outstanding code violations shall be corrected prior to final inspection.
- 2) All means of egress to remain accessible at all times.
- 3) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings
- 4) All construction shall comply with City Code Chapter 10.