

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PINE HOUSE LLC

Located at

59 PINE ST

PERMIT ID: 2018-00071 **ISSUE DATE:** 02/20/2018 **CBL:** 055 B035001

has permission to **Replacing front and side porches.**

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.
---	---

/s/ Jason Grant

Fire Official

/s/ Brian Stephens

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

Rooming house with 12 rooms

Building Inspections

Use Group: R **Type:** 5B
Residential Boarding House
Exterior Stairs
MUBEC/IBC-2009

Fire Department

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

Footings

Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2018-00071	Date Applied For: 01/18/2018	CBL: 055 B035001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same - lodging house with 12 rooms		Proposed Project Description: Replacing front and side porches.		
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 02/16/2018		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Railing profile to be shaped - not a simple 2x4.				
2) All porch components to be painted wood.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 01/29/2018		Note: R-6 zone & Historic Ok to Issue: <input checked="" type="checkbox"/>		
- rebuild of front and side entry porches is within the same footprint.				
Conditions:				
1) This property shall remain a lodging house with twelve rooms. Any change of use shall require a separate permit application for review and approval.				
2) This approves the repair or rebuild of entry steps within the existing non-conforming footprint. You have have one (1) year to replace the entry steps it in the same footprint (no expansions) from the date of demolition.				
3) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
4) This permit is being approved on the basis of plans and documents submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 01/31/2018		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.				
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) This permit does not certify the use of the property or building. It only authorizes the construction activities.				
4) 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".				
5) This permit is approved under IBC Sec. 3404.1, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Dimensions of guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.				
6) The issuance of this permit shall not be construed to be a permit for, or approval of, any violations of any of the provisions of the building code or of any other ordinance of this jurisdiction.				
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: Engineering DPS Status: Not Applicable Reviewer: Benjamin Pearson Approval Date: 01/19/2018		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				

PERMIT ID: 2018-00071

Located at: 59 PINE ST

CBL: 055 B035001

- 1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 874-8801.

Dept: Fire

Status: Approved w/Conditions

Reviewer: Jason Grant

Approval Date: 02/07/2018

Note:

Ok to Issue:

Conditions:

- 1) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
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).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.