

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BACHRACH ALFRED P & MILDRED K BACHRACH  
&/Steven Bauer

**Located at**

211 BRACKETT ST

**PERMIT ID:** 2013-02421

**ISSUE DATE:** 12/09/2013

**CBL:** 055 D008001

has permission to **change layout of 3rd floor staircase per PFD to separate apt entrances.**  
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*

**Fire Official**

*/s/ Jeanie Bourke*

**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:** 5B

Residential Apartments (3 Units)

ENTIRE

MUBEC/IBC 2009

***Fire Department***

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:**

Framing Only

Final - Commercial

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> 2013-02421	<b>Date Applied For:</b> 10/29/2013	<b>CBL:</b> 055 D008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Three Family	<b>Proposed Project Description:</b> change layout of 3rd floor staircase per PFD to separate apt entrances.			
<b>Dept:</b> Historic <b>Status:</b> Not Applicable <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 11/06/2013				
<b>Note:</b> Understanding of HP staff is that no exterior alterations are included in this permit application, and none are approved by this office. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 11/14/2013				
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) This permit is being issued with the condition that all the work is taking place within the existing footprint and shell of the building.				
2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
<b>Dept:</b> Building <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 12/06/2013				
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) As much as possible construct winder treads for a minimum depth of 6" at the narrow end.				
2) Graspable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered graspable.				
Graspable handrails are required on one side of stairs not required to be Accessible, that have a single rise or 2 risers and a tread, per IBC Sec. 1003.5(2)				
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.				
<b>Dept:</b> Fire <b>Status:</b> Approved <b>Reviewer:</b> Craig Messenger <b>Approval Date:</b> 12/03/2013				
<b>Note:</b> Contractor worked with FD to find this solution. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				