

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

AMORES ANGELYNNE S & JAMES M BEAUDRY JTS

Located at

21 PINE ST (Unit 2)

PERMIT ID: 2017-00113

ISSUE DATE: 06/05/2017

CBL: 055 E013002

has permission to **Construct a single room structure and deck on the rooftop.**

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 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.
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N/A

/s/ Greg Gilbert

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

Residential condominium unit

Building Inspections

Use Group:

Two Family Residence

Roof / roof entry

MUBEC / 2009 IRC

Type:

Fire Department

PERMIT ID: 2017-00113

Located at: 21 PINE ST (Unit 2)

CBL: 055 E013002

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:

Final - HP

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: 2017-00113	Date Applied For: 01/27/2017	CBL: 055 E013002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Residential condo in 2 unit building		Proposed Project Description: Construct a single room structure and deck on the rooftop.		
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 06/05/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Chimney extension above the new roof is to be metal, preferably dark and non-reflective.				
2) Construction is to be consistent with Historic Preservation Board approval dated 5/17/17.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/27/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-1 and R-6 zones (addition is entirely in B-1) Max height 45', proposed 34'1" from ground to peak of addition - OK No front or side yard minimum Rear yard 10' min, proposed deck & addition >20' - OK				
Conditions:				
1) This unit shall remain a single family residential condominium unit (two total in building). 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.				
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Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Greg Gilbert	Approval Date: 06/05/2017	Ok to Issue: <input type="checkbox"/>
Note:				
Conditions:				
1) The maximum riser height shall be 7 3/4 inches and the difference in the tallest riser and the shortest riser shall not exceed 3/8"; the minimum tread depth shall be 10 inches.				
2) R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.				
3) Framing for new roof opening and stairwell shall be inspected before framing of new enclosed roof porch commences				
4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
5) City of Portland Code Chapter 10 section 10-3 (i) all new single-station and or multiple-station smoke alarms shall be non-ionization (photoelectric) type. Smoke Alarms shall be installed per NFPA 101 2009 section 9.6.2.10. Detectors are required to be installed in the following locations				
1. Inside all sleeping rooms.				
2. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas				
3. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.				
Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.				

- 6) City of Portland Code Chapter 10 section 10-3 (L) all residential occupancies, and all new multiple occupancies containing attached parking structures or fuel burning appliances shall be protected in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. Detectors shall be provided in the following areas.
 1. Outside each separate sleeping area, in the immediate vicinity of the sleeping areas
 2. On each level of the dwelling unit, including basements but excluding attics and crawl spaces.
- 7) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
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).
- 8) 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.
- 9) Smoke Detector required in enclosed space that is audible from exterior space