

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
BERSHAD SHIRLEY

Located at
25 PINE ST (Unit 6)

PERMIT ID: 2017-01334 **ISSUE DATE:** 07/13/2018 **CBL:** 055 E013006

has permission to **Construct 12' x 16' "L"-shaped first floor deck with stairs on rear corner; replace window with door.**

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.

N/A

/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

25 Pine - one detached residential condo -
10 residential condos in four buildings on
the property

Building Inspections

Use Group: R
Single Family
First floor exterior
MUBEC/IRC 2009

Fire Department

Type: N/A

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:

Setbacks and Footings Prior to Pouring
Framing Only
Final Inspection
Electrical - Residential

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: 2017-01334	Date Applied For: 08/21/2017	CBL: 055 E013006
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: 25 Pine - one detached residential condo - 10 residential condos in four buildings on the property		Proposed Project Description: Construct 12' x 16' "L"-shaped first floor deck with stairs on rear corner; replace window with door.		
Dept: Historic	Status: Approved	Reviewer: Robert Wiener	Approval Date: 07/11/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 05/22/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-1 & R-6 - Historic zone line goes right thru the rear of the buiding and the proposed deck- B-1 side setback - 5' if abutting a residential zone & R-6 - 5'- 5' off property line for 5 Horton Place - OK rear setback - 10' - 13' shown - OK				
Conditions:				
1) This building shall remain a single residential condominium on a property with a total of ten residential condominiums in four buildings. 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 and documents 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 Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 07/11/2018	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable.				
2) Connections and Fasteners to be installed per IRC Table R602.3(1)				
3) 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 2015, Sec. R507.				
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.				
4) 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: Rachel Smith	Approval Date: 08/31/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
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 207-874-8801.				