

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GEBHARDT TIMOTHY M & NIRVANA BASHA JTS

Located at

20 DOW ST

PERMIT ID: 2017-01951 **ISSUE DATE:** 05/10/2018 **CBL:** 055 E055001

has permission to **Rebuild first floor deck (8.5' x 20.5') & permit the work done to strengthen the supports for the second & third floor open decks and enclosed areas in the rear.**

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.

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| 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/ Greg Gilbert

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
3 family apartment
Rear Deck
2009 IBC / MUBEC

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:

Setbacks and Footings Prior to Pouring
Foundation/Backfill
Framing Only
Final - Commercial

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.

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|---|--------------------------------------|---|--|---|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2017-01951 | Date Applied For: 12/14/2017 | CBL: 055 E055001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Three family | | Proposed Project Description: Rebuild first floor deck (8.5' x 20.5') & permit the work done to strengthen the supports for the second & third floor open decks and enclosed areas in the rear. | | |
| Dept: Historic | Status: Approved | Reviewer: | Approval Date: 03/23/2018 | Ok to Issue: <input type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 03/19/2018 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: R-6 zone existing second & third floor decks & left side enclosed 2nd & third floor sections on the rear of the building are nonconforming. The proposed rebuild of the first floor deck is no larger than these footprints | | | | |
| Conditions: | | | | |
| 1) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | | |
| 2) This permit is being issued with the condition that the first floor deck will extend 8.5' off the rear of the building and be 20.5' long extending 12" beyond the right rear side of the building. Any part of the deck that previously extended beyond the 12" needs to be removed or cut back including the ledger extending beyond the right rear end of the building. | | | | |
| 3) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. | | | | |
| 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: Greg Gilbert | Approval Date: 05/08/2018 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| Conditions: | | | | |
| 1) Privacy screen (not including separate fences) built as part of the deck must meet all guard rail requirements | | | | |
| 2) 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. | | | | |
| 3) All construction shall comply with City Code Chapter 10. | | | | |
| 4) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code | | | | |
| 5) 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: Jason Grant | Approval Date: 03/20/2018 | Ok to Issue: <input checked="" type="checkbox"/> |
| Note: | | | | |
| 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. | | | | |