

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BIEL STEVEN J & EMILY J FIGDOR JTS

Located at

31 CUSHMAN ST (Unit #2)

PERMIT ID: 2016-02504

ISSUE DATE: 12/05/2016

CBL: 056 A015312

has permission to **Replace/repair existing deck and renovate kitchen.**

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 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/ Michael White

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

residential condominium unit (eight total in building)

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartment (Condominium, 1 of 8 units)
Nonsprinkled
2nd & 3rd Floor
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2016-02504

Located at: 31 CUSHMAN ST (Unit #2)

CBL: 056 A015312

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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 are 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 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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing

Electrical Close-in

Final - Commercial

Final - Electric

Final - Fire

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02504	Date Applied For: 09/26/2016	CBL: 056 A015312
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Eight Residential Condo (Unit #2)		Proposed Project Description: Replace/repair existing deck and renovate kitchen.		
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Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/25/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) HP staff understands that the footprint of the stairs is not proposed to change.				
2) Approval is made subject to final review and approval by HP staff of the painted wood stair railing and newel design, before construction of railing system.				
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 10/18/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: R-6 zone Deck mentioned in 1987 permit, also shown on 1950 tax card. Existing deck is 10' by 16' with 84 sf attached stairs All portions meet setbacks (5' from front and sides, 10' from rear) except 36 sf of stairs - OK per §14-425.				
Conditions:				
1) 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: Jeanie Bourke	Approval Date: 12/02/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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".				
2) Per discussion with Josh S., he will add a one graspable handrail at a minimum of 34" height off the nosing				
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.				
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Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 10/19/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) All means of egress to remain accessible at all times.				
2) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				
3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.				
4) All construction shall comply with City Code, Chapter 10.				