

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PARKER SETH S & KARA S PARKER JTS/Mike Vincent

Located at

80 SPRUCE ST

PERMIT ID: 2013-00784

ISSUE DATE: 06/11/2013

CBL: 056 G008001

has permission to **Front entry steps & landing need re-cladding/repair (84" x 87")**

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 cloed-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/ Chris Pirone

/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

Three family

Building Inspections

Use Group: Residential Multifamily Apartment, R-2
Type: 5B
ENTIRE
IBC 2009/MUBEC

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-00784	Date Applied For: 04/22/2013	CBL: 056 G008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Three family	Proposed Project Description: Front entry steps & landing need re-cladding/repair (84" x 87")			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 06/04/2013				
Note: Replacement of porch and railing - Life Safety requires a minimum rail height of 36" for guardrail on landing and 34" for stair rail. Historic Preservation staff will supply letter recommending waiver, if necessary. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Historic Preservation staff recommends a waiver to allow the new landing railing to be at 30" high, but Life Safety requirements specify a minimum of 36" for the landing and 34" for the stair rail. Block to be inserted in pilaster to receive railing, and molding to be mitered above and below block. Owner is advised to emulate railing treatment at 82 Spruce Street, except for raising the height.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/08/2013				
Note: No plot plan submitted. Review just looked at the front porch and not the whole footprint of the building, Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This permit is being issued with the condition that all the work will take place within the existing footprint.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
3) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 06/10/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is a minimum of 36 on landings and 34"- 38" on the stairs.				
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
3) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. In this case the city sidewalk borders the steps.				
4) Permit 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: Chris Pirone Approval Date: 05/17/2013				
Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf				