

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GUILLET VALERIE

Located at

26 TAYLOR ST

PERMIT ID: 2014-02294

ISSUE DATE: 10/22/2014

CBL: 057 B005001

has permission to **Alterations, which include the removal of the existing steps and replacement of new. Existing railings to remain.**

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 clsoed-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/ David Petruccelli

/s/ Laurie Leader

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

last approved use in 1994 #94-0486 after a conditional use appeal is for two dwelling units and a counseling office on the 3rd floor

Building Inspections

Fire Department

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 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: 2014-02294	Date Applied For: 10/02/2014	CBL: 057 B005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Two Family dwelling with an approved Counciling Office on the third floor		Proposed Project Description: Alterations, which include the removal of the existing steps and replacement of new. Existing railings to remain.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/22/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) All porch and stair components are to be painted wood, with all end grain cuts and joints sealed against moisture.				
2) Per discussions between the contractor and HP staff, all details including stair railing, skirting, and trim boards are to match the existing porch. 6 x 6 ball-top newel at bottom of stairs, and new railing to match existing guardrails on porch are to replace existing 2 x 4 stair rail.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/09/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) The third floor cannot be rented out as a separate dwelling unit without first obtaining the appropriate permits to do so.				
2) This property shall remain a two (2) family dwelling with a counseling office as conditionally approved on the thrid floor.. Any change of use shall require a separate permit application for review and approval.				
3) It is understood that the replacement work is within the existing footprint of the old structure. Any changes will require a new permit.				
Dept: Building		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 10/10/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 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.				
2) This permit is approved under IBC Sec. 3404.1, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible.				
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.				
Dept: Fire		Status: Approved w/Conditions	Reviewer: David Petruccelli	Approval Date: 10/14/2014
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Variance in step rise & run shall be conditional on restrictions provided by Historic, if not approved by Historic then proper ratio shall be employed.				
2) All means of egress to remain accessible at all times.				
3) 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.				
4) All outstanding code violations shall be corrected prior to final inspection.				
5) Construction or installation shall comply with City Code Chapter 10.				
6) Any cutting and welding done will require a Hot Work Permit from Fire Department.				
7) Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"				

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