

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BARTLETT CHRISTOPHER T /Glendale Construction Corp

Located at

18 TAYLOR ST

PERMIT ID: 2013-01487

ISSUE DATE: 09/16/2013

CBL: 057 B008001

has permission to **Replace existing side steps**

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/ 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

six residential condos

Building Inspections

Use Group: R-2

Type: 5B

Residential Apartment House (Condos)

ENTIRE

MUBEC/IBC 2009

Fire Department

Classification:

Apartment Building

ENTIRE

2009 NFPA

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:

Footings/Setbacks

Final - Commercial

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: 2013-01487	Date Applied For: 07/15/2013	CBL: 057 B008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: six residential condos	Proposed Project Description: Replace existing side steps			
<p>Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 08/06/2013</p> <p>Note: 8/12/13: Amended condition # 3: Historic Preservation staff approves the use of pvc railing and balusters, to be painted to match the trim color of the house. Posts and newels are to be painted wood. Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 9/12/13: Historic Preservation staff understands that due to the historic context, guard rail height shall be no higher than 36" above the deck. 2) Basement window to be closed with masonry matching the size and type of the existing foundation, and shall be painted to match the existing foundation. 3) Front stairs shall be the full width of the landing. 4) Railing system and newels shall be painted wood, matching trim color of house. If details or dimensions differ from those in submission materials, applicant shall submit revised sketch to historic preservation staff. 5) Decking may be composite or wood, with a painted wood appearance matching trim color of house. 6) Risers and framed skirting may be pvc or wood, and must be painted or chosen to match the trim color of the house. 				
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 07/24/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Abutter shall be notified if any of the work requires accessing the adjoining property for any of the proposed work. 2) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work. These approved plans remove the steps to the rear of the property and only contain steps from the street side. 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 				
<p>Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 09/13/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 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) 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. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Chris Pirone Approval Date: 08/27/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All construction shall comply with City Code Chapter 10. 				