## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERM



#### This is to certify that

Louise Murphy/Jared Hartley

Located at

12 TAYLOR ST

**PERMIT ID:** 2013-01124 **ISSUE DATE:** 07/22/2013

**CBL:** 057 B009001

#### has permission to Replacing existing 3 story front porch within the same footprint

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/ Jon Rioux

**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 (6) residential Dwelling Units **Building Inspections** 

Fire Department Classification: Apartment Building ENTIRE 2009 NFPA

# 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:**

Footings/Setbacks Framing Only Electrical - Commercial Final Inspection

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:	Date Applied For:	CBL:
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87	4-8716	2013-01124	06/03/2013	057 B009001
Proposed Use:	Proposed Project Description:			
Same:	Replacing existing 3 story front porch within the same footprint			
Dept:       Historic       Status:       Approved w/Conditions       Reviewer:       Robert Wiener       Approval Date:       06/25/2013         Note:       Approved with conditions by Historic Preservation Board on March 27, 2013.       Plan revisions dated May 3, Ok to Issue:       Image: Conditional Conditions of Conditional Conditiona Conditional Conditiona Conditional Conditiona				
Conditions:				
1) •The top of the posts at the second floor level shall feature a simple capital, as shown in the 1924 photo.				
2) •A 2 inch diameter rail may be added to meet the 42 inch railing height requirement, if necessary. Applicant to inquire as to whether a 36 inch rail will be adequate.				
3) •The inside of all recessed panels shall feature a transitional molding.				
4) •Copper caps on post tops to be eliminated.				
<ul><li>5) •Original skirting detail to be replicated.</li></ul>				
7) •The main railing system to be lowered to 36 inches.				
Dept: Zoning Status: Approved w/Conditions Re	viewer:	Marge Schmucka	1 Approval Da	<b>ite:</b> 06/04/2013
Note:				Ok to Issue: 🗹
Conditions:				
<ol> <li>This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the replacement porches shall be within the existing footprint.</li> </ol>				
<ol> <li>ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> </ol>				
<ol> <li>This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.</li> </ol>				
Dept: Building Status: Approved w/Conditions Re	viewer:	Jon Rioux	Approval Da	te: 07/16/2013
Note:				Ok to Issue: 🗹
Conditions:				
1) Permit approved based upon information provided by the design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				

1009.4.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch. 1009.12 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. 1013.2 Height. Required guards shall be not less than 42 inches high, measured vertically above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads. Note: As allowed for by Section 3409.1 see Historic Preservation Condition(s) on Guard Heights. 1607.7.1 Handrails and guards. Handrails and guards shall be designed to resist a load of 50 pounds per linear foot (plf) (0.73 kN/m) applied in any direction at the top and to transfer this load through the supports to the structure. Glass handrail assemblies and guards shall also comply with Section 2407. 1607.7.1.1 Concentrated load. Handrails and guards shall be able to resist a single concentrated load of 200 pounds (0.89 kN), applied in any direction at any point along the top, and to transfer this load through the supports to the structure. This load need not be assumed to act concurrently with the loads specified in Section 1607.7.1. 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved fire resistant materials "permitted by the building type of construction", and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of the IBC (MUBEC). 4) 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. Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 07/18/2013 Ok to Issue: Note: **Conditions:** 1) All construction shall comply with City Code Chapter 10. http://www.portlandmaine.gov/citycode/chapter010.pdf 2) 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. 3) All means of egress to remain accessible at all times. 4) All outstanding code violations shall be corrected prior to final inspection.