

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
DELONG PATRICK

Located at
85 GRAY ST

PERMIT ID: 2016-01489 ISSUE DATE: 11/22/2016 CBL: 057 D034001

has permission to **Remove and rebuild 2nd floor deck and landing. Relocate basement entry door.**
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

/s/ Doug Morin

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

two dwelling units

Building Inspections

Use Group: **Type:**
Two Family Residence
ENTIRE
MUBEC / IRC 2009

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 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:

Setbacks and Footings Prior to Pouring

Framing Only

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: 2016-01489	Date Applied For: 06/06/2016	CBL: 057 D034001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two family	Proposed Project Description: Remove and rebuild 2nd floor deck and landing. Relocate basement entry door.			
Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 11/21/2016		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Railings are to be a traditional style, with balusters running vertically between a bottom and top rail (not a "California style" railing, with balusters nailed to the outside of a horizontal rail.) The top rail is to be shaped and bevelled, not a simple 2x4 with square edges.				
2) All parts of the stairs on the driveway side of the building are to be painted or stained.				
3) All parts of the deck, stairs, railing system and structure that are visible from either Gray or Brackett Streets are to be coated with either paint or solid opaque stain by 6/1/17. Color is to be either a dark, recessive tone such as grey, or to match the trim of the building.				
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 07/28/2016		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Note: R-6 zone				
Lot size 2,645 sf, meets 2,000 sf min				
Front yard 5' min, deck/stairs 33' scaled - OK				
Rear yard 10' min, deck 5' - OK per zoning administrator under §14-433(b)				
Side yard 5' min - Left - deck/stairs 9' scaled - OK				
Right - deck/stairs 5' scaled - OK				
Lot coverage 60% = 1,587 sf max allowed, total existing and proposed 1,230 sf - OK				
Landscaped open space - no reduction, replacing existing deck with smaller				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) This property shall remain a two-family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Doug Morin Approval Date: 11/21/2016		Note: Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.				
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.				
2) 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.				
3) Beams & girders shall be solid or built up and bearing, notched or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6				
4) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
5) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.				

