

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MARPLE KEITH B & YIN T TUNG AU JTS

Located at

7 SALEM ST

PERMIT ID: 2015-02604

ISSUE DATE: 01/05/2016

CBL: 057 K018001

has permission to **Reconstruct all existing decks (landings) and stairs, replace 2 bay windows and 4 exterior doors. Exterior maintenance including siding, underlayment, insulation, and gutters.**

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/ Craig Messinger

/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 dwelling

Building Inspections

Use Group: R-2

Type: 5B

Residential Apartments (3 dwelling units)

Various

MUBEC/IBC 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 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:

Setbacks and Footings Prior to Pouring

Framing Only

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: 2015-02604	Date Applied For: 10/26/2015	CBL: 057 K018001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Three (3) Residential Dwelling Units		Proposed Project Description: Reconstruct all existing decks (landings) and stairs, replace 2 bay windows and 4 exterior doors. Exterior maintenance including siding, underlayment, insulation, and gutters.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/09/2015	
Note: R-6 zone Lot size 3,600 sf, meets 2,000 sf min Front yard 5' min, front deck 1.5' - existing nonconf. Rear yard 10' min, rear deck 27' - OK Side yard 5' min - Left - front deck 5'+ - OK rear deck 20' - OK Right - front deck 2'5" - existing nonconf. rear deck 2'7" - existing nonconf.		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) This property shall remain a three-family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This approves the rebuild of entry porches and steps within the existing non-conforming footprint only - no expansion is permitted. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/05/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) 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. 2) Graspable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered graspable. Graspable handrails are required on one side of stairs not required to be Accessible, that have a single rise or 2 risers and a tread, per IBC Sec. 1003.5(2) 3) The guardrail system shall meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code. 4) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38". Stair treads shall not be less than 11". Stair risers shall not be more than 7", see the existing structures condition. 5) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details. Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting. 				
<ol style="list-style-type: none"> 6) Beams & girders shall be solid or built up and bearing or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6 7) 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: Craig Messinger	Approval Date: 01/05/2016
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:			
1) Shall meet the requirements of NFPA 101, Chapter 31, Existing Apartment Buildings.			
2) All construction shall comply with City Code Chapter 10.			