

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SEA OTTER 16G LIMITED LIABILITY
COMPANY/Michael Chestnutt

Located at

16 GILMAN ST

PERMIT ID: 2013-02701

ISSUE DATE: 09/11/2014

CBL: 064 E019001

has permission to **New egress stairs from rear deck to existing rear first floor apartment (above daylight basement) - replace window with 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 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

6 dwelling units

Building Inspections

Use Group: R-2 **Type:** 5B
Residential Apartments (6 Units)
Non Sprinkled
ENTIRE
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

Electrical Close-in

Final - Commercial

Final - Electric

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: 2013-02701	Date Applied For: 12/09/2013	CBL: 064 E019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Multi family - 6 dwelling units		Proposed Project Description: New egress stairs from rear deck to existing rear first floor apartment (above daylight basement) - replace window with door		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 01/03/2014</p> <p>Note: R-6 zone Front - N/A Rear 20" min. - 38' given - ok Side - 10' min. - 9' granted using section 14-440. Lot coverage = 2883 sf - Using section 14-440 to have open exterior egress. The rear apartment requires a second egress per fire department. It is only serving one apartment which is on the first floor but above grade. Allowing one foot reduction in left side setback.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 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 six family dwelling. Any change of use shall require a separate permit application for review and approval. <p style="text-align: right;">Ok to Issue: <input checked="" type="checkbox"/></p>				
<p>Dept: Building Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 09/10/2014</p> <p>Note:</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 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. 2) Beams & girders shall be solid or built up and bear on wood or supported by approved anchors per IBC Sec. 2308.7 and IRC R502.6 3) Per IBC Sec. 1006.1 Means of Egress shall be provided with illumination 4) 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. 5) Graspable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered graspable. <p>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)</p> <p style="text-align: right;">Ok to Issue: <input checked="" type="checkbox"/></p>				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messenger Approval Date: 01/04/2014</p> <p>Note:</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) All existing violations shall be corrected or a Plan of Action shall be in place. 2) Shall Comply with 2009 NFPA 101 Chapter 31 Existing Apartment Building Occupancy. <p style="text-align: right;">Ok to Issue: <input checked="" type="checkbox"/></p>				