

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SANTARELLI DE BRASCH THOMAS O

**Located at**

460 ST JOHN ST

**PERMIT ID:** 2016-00249

**ISSUE DATE:** 03/21/2016

**CBL:** 066 F019001

has permission to **Alterations - To replace damaged stoop and stairway at the rear of the building.** 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 cloed-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/ Tammy Munson*

**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*

*Building Inspections*

*Fire Department*

Six dwelling units

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-00249	<b>Date Applied For:</b> 02/03/2016	<b>CBL:</b> 066 F019001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Multifamily dwelling (six units)		<b>Proposed Project Description:</b> Alterations - To replace damaged stoop and stairway at the rear of the building.		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 02/23/2016	
<b>Note:</b> R-5 zone Lot size 5,500 sf - below 6,000 sf min (existing nonconf.) Rear setback 10' min, new landing & stairs 7' Use §14-425: Allows max 6' projection from building into required yard, proposed landing/stairs are 4' - OK. Also allows max 50 sf open porch/stairs in setback, proposed area of landing/stairs within setback is 45 sf - OK Lot coverage 40% = 2,200 sf max allowed, total proposed 1,666 sf - OK				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 02/29/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) The stair tread shall be 11" nosing to nosing. This is a rebuild of an existing stair. The buikding code does allow flexibility on the tread depth of there are obstructions that prevent it from meeting current code.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 03/21/2016	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
1) Shall comply with NFPA 101, Chapter 31, Existing Apartment Buildings.				
2) All outstanding code violations shall be corrected prior to final inspection.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) All construction shall comply with City Code Chapter 10.				