

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that
PIZEY CHRISTOPHER S

Located at
7 VETERAN ST Peaks Island

PERMIT ID: 2014-01968 **ISSUE DATE:** 10/09/2014 **CBL:** 085 F037001

has permission to **Install an internal spiral staircase to access 2nd floor & build a 6' x 10' roof deck over 1st floor in rear**

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.

N/A

/s/ George Froehlich

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

Single family

Building Inspections

Use Group: R-3 **Type:**

Single Family Dwelling

ENTIRE

MUBEC / 2009 IRC

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:

Site Meeting

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: 2014-01968	Date Applied For: 09/02/2014	CBL: 085 F037001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family Home	Proposed Project Description: Install an internal spiral staircase to access 2nd floor & build a 6' x 10' roof deck over 1st floor in rear			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 09/23/2014 Note: Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) The existing footprint of the building is not legal and not in compliance with zoning. The rear deck was expanded from 10' x 12' (#83-0195) to 10' x 20' without a permit and a front open deck was added without a permit. The owner has thirty days from the date of the letter, September 25, 2014, to bring the property into compliance. 2) This permit is being issued to permit the spiral staircase (already built) and the roof top deck. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.				
Dept: Building Status: Approved w/Conditions Reviewer: George Froehlich Approval Date: 10/08/2014 Note: PC with owner. Site visit required to verify code compliance with spiral stairs / guards and roof deck. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) 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. 2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, 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. 3) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. 4) A letter from a registered design professional shall be submitted to this office regarding the second floor deck attachment compliance for all live, dead, and lateral load requirements of the IRC. 5) The spiral stairs shall be installed per the code specifications in IRC Sec. R311.7.9 or IBC Sec. 1009.9 6) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. 7) When over 30" above a floor or grade, guardrail openings shall be less than 4", stairail openings shall be less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.				