

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BOSCH ALIX LYNN TRUSTEE

Located at

366 SEASHORE AVE (Peaks Island)

PERMIT ID: 2017-01013

ISSUE DATE: 08/29/2017

CBL: 085 M011001

has permission to **After the fact permit to enlarge 2nd floor deck**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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N/A

/s/ Brian Stephens

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

Type:

Single Family Dwelling

Exterior Deck

MUBEC/IRC-2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-01013	Date Applied For: 06/22/2017	CBL: 085 M011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single Family.		Proposed Project Description: After the fact permit to enlarge 2nd floor deck		
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 07/07/2017</p> <p>Note: IR-1 zone, SZ Ok to Issue: <input checked="" type="checkbox"/></p> <p>Lot size 20,850 - below 40,000 sf min - existing nonconf. Front setback 30' min - deck 44' - OK Side setback 20' min - Left - deck 40' - OK Right - deck 40' scaled - OK Deck is >75' from HAT Lot coverage 20% = 4,1750 sf max - proposed approx 1,500 sf - OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Brian Stephens Approval Date: 08/29/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". Guard posts and top rail to resist 200psi, Guard infill components to resist 50psi. 2) The existing deck, permitted after the fact, shall be inspected primarily for zoning setbacks and life safety compliance. The structural design has not been approved. At the discretion of the inspector, modifications may be required for adequate fasteners, connectors and spans, including but not limited to the following: Footing size, post connection to ledge, ledger connection, lateral load connections, post/girder connections, guard connections, riser height. 3) 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 for details. <p>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.</p> <p>Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.</p>				