DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

ITY OF PORTLAN





This is to certify that

5 CITY POINT ROAD LLC /John Kiely

Located at

CBL: 087 T010001

290 ISLAND AVE, Peaks Island

PERMIT ID: 2014-01040 ISSUE DATE: 06/18/2014

has permission to Add deck (25' x 12') & landing & stairs- minor interior renovations.

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.

N/A

/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

Use Group: R-3 **Type:** 5 Single family home ENTIRE MUBEC/IRC 2009

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 Close-in Plumbing/Framing Fire Inspection 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.

Cit	y of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:	
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-87		716	2014-01040	05/15/2014	087 T010001	
	Proposed Use: Proposed Project Description:					
Sin	Single FamilyAdd deck (25' x 12') & landing & stairs- minor interior renovations					
D	ept: Zoning Status: Approved w/Conditions Review	wer:	Ann Machado	Approval D	ate: 05/29/201	
N	ote: IR-2 & Shoreland Zone				Ok to Issue:	
* the new deck is within the 25' setback but well beyond the 75' setback.						
	Front - 25' min N/A					
	Rear - 25' min 33.8' scaled - OK Side - 20' min right - 35' scaled - OK					
	- left - 46' sclaed - OK					
	Lot coverage = 4510.5 sf - existing = 396 sf					
	- proposed $=$ 364 sf					
	- total = 760 sf - OK					
	Conditions:					
 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.						
	ept: Building Status: Approved w/Conditions Review	wer:		Approval D	_	
N	ote:				Ok to Issue:	
Conditions:						
1)	1) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.					
2)) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.					
	e same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke tectors are required. Verification of this will be upon inspection.					
3)	eparate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including ellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a					
	part of this process.					
4)	There are 4 or more risers, a handrail is required on one side of stairs with ends returned if the guardrail does not meet graspability imensions. A 2x4 is not considered graspable. One handrail is required on ramps exceed a pitch of 12:1.					
5)	When over 30" above a floor or grade, guardrail openings shall be les open side of a stair, less than 6" is allowed at the triangle of the tread/			ngs shall be less that	n 4-3/8", and at the	
6)	Egress size windows are required (1) in each bedroom per IRC Sec. R	R310				
7)	Where supported by attachment to an exterior wall, decks shall be pos	sitivel	y anchored to the	primary structure ar	nd designed for	
	both vertical and lateral loads as applicable. Such attachment shall no withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for de	t be ac				
	Deck lateral load connection shall be allowed with hold-down tension each device having an allowable stress design capacity of not less that			t less than two locat	ions per deck, with	
	Where positive connection to the primary building structure cannot be	e verif	ied during inspec	tion, decks shall be	self- supporting.	

- 8) 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.
- 9) 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.