

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**  
HAWKINS KATHLEEN M

**Located at**  
190 COYLE ST

**PERMIT ID:** 2014-02611      **ISSUE DATE:** 06/03/2015      **CBL:** 124 G021001

has permission to **Replace the existing external egress stairs and landings and install a pre-hung, in-swing steel entry egress door - replacing the existing window on third floor.**  
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/ 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*

*Building Inspections*

*Fire Department*

Two legal dwelling units with one illegal dwelling unit

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 - Commercial

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-02611	<b>Date Applied For:</b> 11/10/2014	<b>CBL:</b> 124 G021001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Owner must apply for application to Legalize a nonconforming dwelling unit to make this a legal three family		<b>Proposed Project Description:</b> Replace the existing external egress stairs and landings and install a pre-hung, in-swing steel entry egress door - replacing the existing window on third floor.		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 12/17/2014				
<b>Note:</b> R-5 Original fire escape built in 1947 (#47/2). Existing fire escape goes from platform off rear of third floor to landing on second floor and down to first floor deck. (See pictures)		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
Setbacks for exiting 1st floor deck (can't find permit for it) - Front - N/A - Rear - 20' min. - 131' - OK - Side - 14' - 25' - OK lot coverage = 4940 sf - 1351 + 133 sf = 1484 sf - OK				
<b>Conditions:</b> 1) The legal use of this property is a two family. An illegal dwelling unit was added on the second floor. The permit is being approved to upgrade the exterior egress from the third floor, but the owner must submit an application to legalize the third unit within thirty days of the permit being issued or remove one of the kitchens to bring the use back into conformity.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/02/2015				
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) Grasable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered grasable. Grasable 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) 3) Guardrail openings shall be less than 4" up to a height of 36". From 36" - 42" the opening can be less than 4-3/8". Stair openings are limited to less than 4" at the riser and less than 6" at the triangle of the riser, tread and lower rail. 4) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1) 5) Per IBC Sec. 1006.1 Means of Egress shall be provided with illumination 6) This permit is approved under IBC Sec. 3404.1, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails, stair rise/run profile and continuity shall comply with new codes to the fullest extent possible. 7) 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. The carrying load brackets shall be positively anchored to the structure without the use of nails. 8) This structure shall be anchored per IBC Sec. 1604.8 to resist the uplift and sliding forces that result from the application of prescribed loads. 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.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 12/22/2014				
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b> 1) All means of egress to remain accessible at all times.				

PERMIT ID: 2014-02611

Located at: 190 COYLE ST

CBL: 124 G021001

- 2) All outstanding code violations shall be corrected prior to final inspection.
- 3) Shall comply with NFPA 101, Chapter 31, Existing apartment buildings.
- 4) All construction shall comply with City Code Chapter 10.