

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

WARING PAUL & CHRISTINE WARING JTS

**Located at**

529 BRIGHTON AVE

**PERMIT ID:** 2016-02213

**ISSUE DATE:** 11/16/2016

**CBL:** 184 E003001

has permission to **Remove exiting two story front porch and replace it with a one story porch - repalce second floor door on front with a window. - repair two story rear 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 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/ Michael White*

*/s/ Greg Gilbert*

**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***

Two family

***Building Inspections***

**Use Group:**

Two Family Residence

ENTIRE

MUBEC / 2009 IRC

***Fire Department***

**Type:**

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 are 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 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.**

### **REQUIRED INSPECTIONS:**

Site VISIT

Setbacks and Footings Prior to Pouring

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><br>2016-02213   | <b>Date Applied For:</b><br>08/18/2016 | <b>CBL:</b><br>184 E003001                              |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |  |   |  |   |
| <b>Proposed Use:</b><br>Two family   |  | <b>Proposed Project Description:</b><br>Remove exiting two story front porch and replace it with a one story porch - replace second floor door on front with a window. - repair two story rear deck |  |   |
| <b>Dept:</b> Zoning  |  | <b>Status:</b> Approved w/Conditions  | <b>Reviewer:</b> Ann Machado           | <b>Approval Date:</b> 11/03/2016                        |
| <b>Note:</b> R-5 Zone  |  |   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Conditions:</b>   |  |   |  |   |
| <ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that the work is taking place within the existing footprint.</li> <li>2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>   |  |   |  |   |
| <b>Dept:</b> Building Inspecti   |  | <b>Status:</b> Approved w/Conditions  | <b>Reviewer:</b> Greg Gilbert          | <b>Approval Date:</b> 11/16/2016                        |
| <b>Note:</b>   |  |   |  | <b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Conditions:</b>   |  |   |  |   |
| <ol style="list-style-type: none"> <li>1) R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.</li> </ol> <p>R502.2.2 Decks. 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. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.</p> <p>For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.</p> <p>R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.</p> <p>R502.2.2.1 Deck ledger connection to band joist. For decks supporting a total design load of 50 pounds per square foot 40 pounds per square foot live load plus 10 pounds per square foot dead load], the connection between a deck ledger of pressure preservative-treated Southern Pine, incised pressure-preservative- treated Hem-Fir or approved decay- resistant species, and a 2-inch nominal lumber band joist bearing on a sill plate or wall plate shall be constructed with 1/2-inch lag screws or bolts with washers in accordance with Table R502.2.2.1. Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel.</p> <p>R502.2.2.1.1 Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed 2 inches in from the bottom or top of the deck ledgers and between 2 and 5 inches in from the ends. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.</p> <p>R502.2.2.2 Alternate deck ledger connections. Deck ledger connections not conforming to Table R502.2.2.1 shall be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.</p> <p>R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds.</p> |  |   |  |   |

- 2) R612.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.
- 3) R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.

**Dept:** Fire

**Status:** Approved w/Conditions

**Reviewer:** Michael White

**Approval Date:** 08/31/2016

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 2) All means of egress to remain accessible at all times.
- 3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 4) All construction shall comply with 2009 NFPA 101, Chapter 24 One and Two Family Dwellings.
- 5) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 6) All construction shall comply with City Code, Chapter 10.