DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

ITY OF PORTLAND RUILDING PERM



This is to certify that

ST PIERRE DAVID E ETAL ITS

Located at

78 CALEB ST

188 C042001

PERMIT ID: 2016-02245 ISSUE DATE: 12/12/2016 **CBL**:

For the construction of two decks: ground floor - 14' x 18' and Second Floor - 12' has permission to x 14', and a small front entry porch, approx 6' by 7'. Also, renovation/updates and the creation of two (2) baths within the existing shell for this single-family home.

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 w	vritten permission pro	cured
before this building or part there	eof is lathed or otherw	vise
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.

Fire Department

N/A

Fire Official

/s/ Greg Gilbert **Building Official**

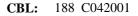
THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning single-family

Building Inspections Use Group: Type: Single family Residence ENTIRE

MUBEC / 2009 IRC

PERMIT ID: 2016-02245



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 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 W Order" and subsequent release to continue.

REQUIRED INSPECTIONS:

Setbacks and Footings Prior to Pouring Close-in Plumbing/Framing Electrical - Residential 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 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 87	74-8716	Permit No: 2016-02245	Date Applied For: 08/22/2016	CBL: 188 C042001
proposed Use:		Project Description:		1
Same: Single-Family Home	For the Second 7'. Also	construction of two Floor - 12' x 14', a , renovation/update	o decks: ground floo nd a small front entr es and the creation o ingle-family home.	y porch, approx 6'
Dept: Zoning Status: Approved w/Conditions Ref Note: R-3 zone Lot size 14,183 sf, meets 6,500 sf min Front yard 25' min, new entry porch 24' - OK per §14-425 Proand project 6' from house Rear yard 25' min, new deck 50' scaled - OK Side yard 14' min - Left - new deck 18' scaled - OK Right - new deck 72' scaled - OK Lot coverage 35% - OK Conditions: 1) This property shall remain a single family dwelling. Any change of approval.	ojections	-	be be 42 sf in size	Ok to Issue: 🗹
2) This permit is being approved on the basis of plans submitted. Ar work.	ny deviati	ons shall require a	separate approval be	fore starting that
Dept: Building Inspecti Status: Approved w/Conditions Revealed to the Note:	eviewer:	Greg Gilbert	Approval Da	te: 12/12/2016 Ok to Issue: ☑
 Conditions: 1) Emergency Escape and Rescue Window Openings - R310.1.1 Minimum Window Opening area. All Emergency Esca of 5.7 square feet (0.530 M²) Exception: Grade floor openings shall have a minimum net cle 			l have a minimum ne	et clear opening
R310.1.2 Minimum opening height. The minimum net clear open	ning heigh	t shall be 24 inches	S	
R310.1.3 Minimum Opening Width. The Minimum net clear ope	ning widt	h shall be 20 inche	S	
ERMIT ID: 2016-02245 Located at: 78 CA			CBL: 188 C	

2) 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.

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.

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.

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.

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.

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.

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.

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.

- 3) R502.3.3 Floor cantilevers. Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3(1) shall be permitted when supporting a light-frame bearing wall and roof only. Floor cantilevers supporting an exterior balcony are permitted to be constructed in accordance with Table R502.3.3(2).
- 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.