

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

QV REALTY LLC

Located at

73 WEBB ST

PERMIT ID: 2016-00741

ISSUE DATE: 05/12/2016

CBL: 263 B030001

has permission to **Remove two existing, rear decks, and to re-build within smaller footprint. (8' x 8') with steps to grade**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

Fire Official

/s/ Jonathan Rioux

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

three residential units

Building Inspections

Fire Department

PERMIT ID: 2016-00741

Located at: 73 WEBB ST

CBL: 263 B030001

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

Framing Only

Electrical - Commercial

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		Permit No: 2016-00741	Date Applied For: 03/29/2016	CBL: 263 B030001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Three- (3-) Family Home		Proposed Project Description: Remove two existing, rear decks, and to re-build within smaller footprint. (8' x 8') with steps to grade		
Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 04/14/2016	
Note: B-2 Zone -rear setback 10' - 13' shown - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jonathan Rioux	Approval Date: 05/12/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) 1009.12 Handrails. Stairways shall have handrails on each side and shall comply with § 1012.				
1013.2 Height. Required guards shall be not less than 42 inches high, measured vertically above the adjacent walking surfaces, adjacent fixed seating or the line connecting the leading edges of the treads.				
1607.7.1 Handrails and guards. Handrails and guards shall be designed to resist a load of 50 pounds per linear foot (plf) applied in any direction at the top and to transfer this load through the supports to the structure. Glass handrail assemblies and guards shall also comply with § 2407.				
1607.7.1.1 Concentrated load. Handrails and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and to transfer this load through the supports to the structure. This load need not be assumed to act concurrently with the loads specified in § 1607.7.1.				
2) The newly constructed stairwell shall comply with § 1009 of the IBC, 2009 (MUBEC).				
Header and Girder spas shall comply with Table 2308.9.5				
3) 1604.8.3 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.				
4) 1009.4.2 Riser height and tread depth. Stair riser heights shall be 7 inches maximum and 4 inches minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. Rectangular tread depths shall be 11 inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading ed				
5) Fasteners and connectors for preservative-treated wood shall comply with Section 2304.9.5.1 and Table 2304.9.1				
6) 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.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 04/15/2016	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
2) All construction shall comply with City Code Chapter 10.				