Inspections Division
Date: 10/13/17

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

This is to certify that
RICH JILLIAN M & ZOETH L RICH III JTS

Located at
115 PENN AVE

PERMIT ID: 2017-00966 **ISSUE DATE:** 06/21/2017 **CBL:** 405A G001001

has permission to **Addition of a lower-level deck to already existing 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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A
Fire Official

/s/ Michael Russell, MS, Director
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***

Inspections Division
Date: 10/13/17

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

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.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

PERMIT ID: 2017-00966 **Located at:** 115 PENN AVE **CBL:** 405A G001001

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
2017-00966	06/16/2017	405A G0(

Inspections Division
Date: 10/13/17

Proposed Use:	Proposed Project Description:
Single family	Addition of a lower-level deck to already existing deck.

Dept: Fast Track **Status:** Approved w/Conditions **Reviewer:** Keri Ouellette **Approval Date:** 06/20/2017

Note: **Ok to Issue:** ☑

Conditions:

Inspections Division
Date: 10/13/17

1) Residential decks not supported by a dwelling are not required to have footings that extend below the frost line.
Section R317 Protection of Wood and Wood Based Products against decay shall be provided if all wood framing members tha on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade. Note: If guards are required they shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.

R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).
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.

2) The review of this permit did not include a review or confirmation of the zoning legal use. It is only approving the specific work described in the plans and forms submitted. The current use of the property may be found to be unlawful.

3) 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.

4) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code.

5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting work.

Inspections Division
Date: 10/13/17