

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
JAMES COMPANY LLC

Located at
1041 OCEAN AVE

PERMIT ID: 2016-01127 **ISSUE DATE:** 05/17/2016 **CBL:** 415 B002001

has permission to **Replace existing front steps with a 3x3 wooden landing with attached steps.**
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 clsoed-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.

N/A

/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

single-family home with garage for auto repair

Building Inspections

Use Group: R **Type:** Existing
Single Family Dwelling
Exterior grade
MUBEC/IRC 2009

Fire Department

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

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: 2016-01127	Date Applied For: 05/04/2016	CBL: 415 B002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family home with a garage for auto repair	Proposed Project Description: Replace existing front steps with a 3x3 wooden landing with attached steps.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 05/16/2016 Note: I-M zone Ok to Issue: <input checked="" type="checkbox"/> Use §14-440 - need to construct exterior stair to provide code-compliant egress from the building. Proposing minimum size necessary.				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Jeanie Bourke Approval Date: 05/16/2016 Note: Ok to Issue: <input checked="" type="checkbox"/> Conditions:				
1) The stair construction shall comply with IRC Sec. R311 which includes, but is not limited to, a maximum riser height of 7-3/4" and a minimum net tread of 10", and nosings not less than 3/4" but not more than 1-1/4" where solid risers are required.				
2) If there are 4 or more risers, a graspable handrail is required on one side of stairs with ends returned. The top rail of a guardrail can be used as the handrail if it meets graspability dimensions. A 2x4 is not considered graspable. One handrail is required on ramps exceeding a pitch of 12:1.				
3) When a landing or deck is over 30" above a floor or grade, a guard is required at a minimum height of 36". Guardrail openings shall be less than 4". The stair rail can be 34" to 38" in height with openings less than 4-3/8", and at the open side of a stair, less than 6" is allowed at the triangle of the tread/riser at the bottom rail.				
4) Connections and Fasteners to be installed per 2009 IBC Sec. 2304.9 and/or IRC Table R602.3(1)				
5) 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.				