DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RAHEM LLC

Located at

57 ALLEN AVE (55)

PERMIT ID: 2017-01384 **ISSUE DATE:** 11/09/2017 **CBL:** 435 G020001

has permission to After-the-fact approval for replacement of fire escape.

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.

/s/ Jason Grant
/s/ Jonathan Rioux

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

Building Inspections

Fire Department

55 Allen Ave - 9 dwelling units

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 Foundation/Backfill Framing Only Electrical - Commercial 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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2017-01384

Date Applied For: 08/30/2017

CBL: 435 G020001

Proposed Use:

55 Allen - nine dwelling units

Proposed Project Description:

After-the-fact approval for replacement of fire escape.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Christina Stacey **Approval Date:** 11/06/2017

Note: B-2 & R-5 Ok to Issue:

Side yard for stairs 8' min - 9' shown - OK -replacing existing - does not need to be enclosed

Conditions:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work
- The use of this building shall remain as nine dwelling units. Any change of use shall require a separate permit application for review and approval.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Jonathan Rioux **Approval Date:** 11/09/2017 **Note:** • Ok to Issue: ✓

Conditions:

- 1) As discussed with the Owner, a Licensed P.E may be required to review the existing foundation/ retaining wall for adequate support of the proposed stairs, and provide documentation to the City.
- 2) Header and Girder spas shall comply with Table 2308.9.5
 - 29 Ledger strip supporting joists or rafters 3-16d (31/2"0.135) At each joist or rafter
- 3) Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in § 1405.4. (Exemptions shall comply with Section1403.2 Weather protection).

Ventilation of this space is required per ASRAE 62.2, 2007 edition.

Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).

4) Fasteners and connectors for preservative-treated wood shall comply with Section 2304.9.5.1 and Table 2304.9.1

- 5) 1009.4.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
 - 1009.12 Handrails. Stairways shall have handrails on each side and shall comply with § 1012. Where glass is used to provide the handrail, the handrail shall also comply with § 2407.
 - 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 (0.89 kN), 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.

The newly constructed stairwell shall comply with § 1009 of the IBC, 2009 (MUBEC).

- 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 edge.
- 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:** Jason Grant **Approval Date:** 11/01/2017 **Note:** • Ok to Issue: ✓

Conditions:

1) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).

All means of egress to remain accessible at all times.

If applicable, all outstanding code violations shall be corrected prior to final inspection.