

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 49-51 MORNING STREET CONDOS

Located At 49 MORNING ST

Job ID: 2012-09-4987-ALTCOMM

CBL: 003- B-004-001

has permission to Replace front porch columns and railings within the existing footprint 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

*Janice Bonke 10-11-12*  
**Code Enforcement Officer / Plan Reviewer**

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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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.**

### 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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4987-ALTCOMM

Located At: 49 MORNING ST

CBL: 003- B-004-001

## **Conditions of Approval:**

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including:
  - Guardrail to be a minimum of 42"
  - Handrail replacement on wall at height 34"-38" measured from the nosing with ends returned top and bottom

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-09-4987-ALTCOMM	Date Applied: 9/18/2012	CBL: 003- B-004-001	
Location of Construction: 49 MORNING ST	Owner Name: 49-51 MORNING STREET CONDOS	Owner Address: 49- 51 MORNING ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: American Carpentry Service- Bernard Ross of condo assoc.	Contractor Address: 3 ORCHARD CIR WESTBROOK MAINE 04092	Phone: (207) 653-1316 879-4902 BR
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - ALT	Zone: R-6
Past Use: <b>Eight Residential Condos</b>	Proposed Use: <b>Eight Residential Condos – to replace front porch columns and railings within the existing footprint</b>	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB MUBEC '09 Signature: JMB
Proposed Project Description: Replacing columns and railings		Pedestrian Activities District (P.A.D.) 10/11/12	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: 09-20-12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# General Building Permit Application

Entered 9/18/12  
Backlog 9/20/12

(B)

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

# 2012-09-4987 - Attcom

Location/Address of Construction: <u>49 &amp; 51 Morning St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>B004</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Bernard Ross</u> Address <u>51 Morning St.</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>879-4902</u>
Lessee/DBA <b>RECEIVED</b> <b>SEP 18 2012</b> Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>4500</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <u>condos</u> Number of Residential Units <u>8</u> <u>8 res. units</u>		
If vacant, what was the previous use?		
Proposed Specific use:		
Is property part of a subdivision? <u>No</u> If yes, please name		
Project description: <u>Remove front porch columns and railings and replace with new components.</u>		
Contractor's name: <u>American Carpentry Service</u>		Email: <u>tpitas58@gmail.com</u>
Address: <u>3 Orchard Circle</u>		
City, State & Zip: <u>Westbrook, Me 04092</u>		<u>653-1316</u>
Who should we contact when the permit is ready: <u>Bernard</u>		<u>879-4902</u>
Mailing address: <u>51 Morning St., Portland</u>		

Please submit all of the information outlined above. Failure to do so will result in the automatic denial of your application.

In order to be sure the City fully understands the full scope of the project, please provide additional information prior to the issuance of a permit. For further information on applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property and that I have been authorized by the owner to make this application as required by the applicable laws of this jurisdiction. In addition, if a permit for work described herein is issued, I authorize the City's authorized representative shall have the authority to enter all areas covered by the permit to enforce the provisions of the codes applicable to this permit.

879-4902  
Bernard  
OK to Issue

Signature:	Date:
------------	-------

This is not a permit; you may not commence ANY work until a permit is issued.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 50113706

**Tender Amount:** 70.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 9/18/2012

**Receipt Number:** 48350

## Receipt Details:

Referance ID:	8057	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-09-4987-ALTCOMM - Replacing columns and railings			
Additional Comments: 49 Morning Street			

Thank You for your Payment!

Only Replacing Columns + Rails 49 + 51 Morning St. Front Porch

Structural Columns

16/12 Posts Per Per Bernard R. Tel/con plus

Temp. support here

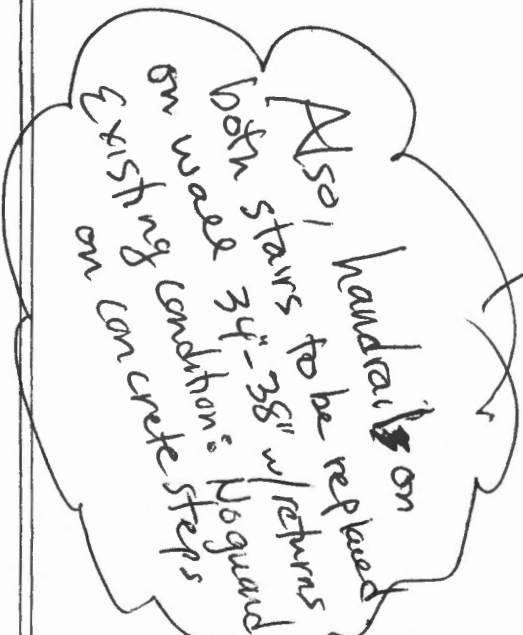
Install new cedar "36" railing system at 36" Top rail is oval shaped No more than 3 15/16 between square balusters



Temp support here

remove and replace 3 columns

Temp support here



Temp support here

Cement front porch

39 1/2 above sidewalk

angled stairs

angled stairs

DATE:  
9-20-2012 / 49-51 MORNING STREET  
CONDO ASSOCIATION

SIR:

As president of the Above  
ASSOCIATION, I have been author-  
ized by all voting members to  
Apply for a building permit with  
the city of PORTLAND, MAINE.  
The charge of \$70 has been  
paid.

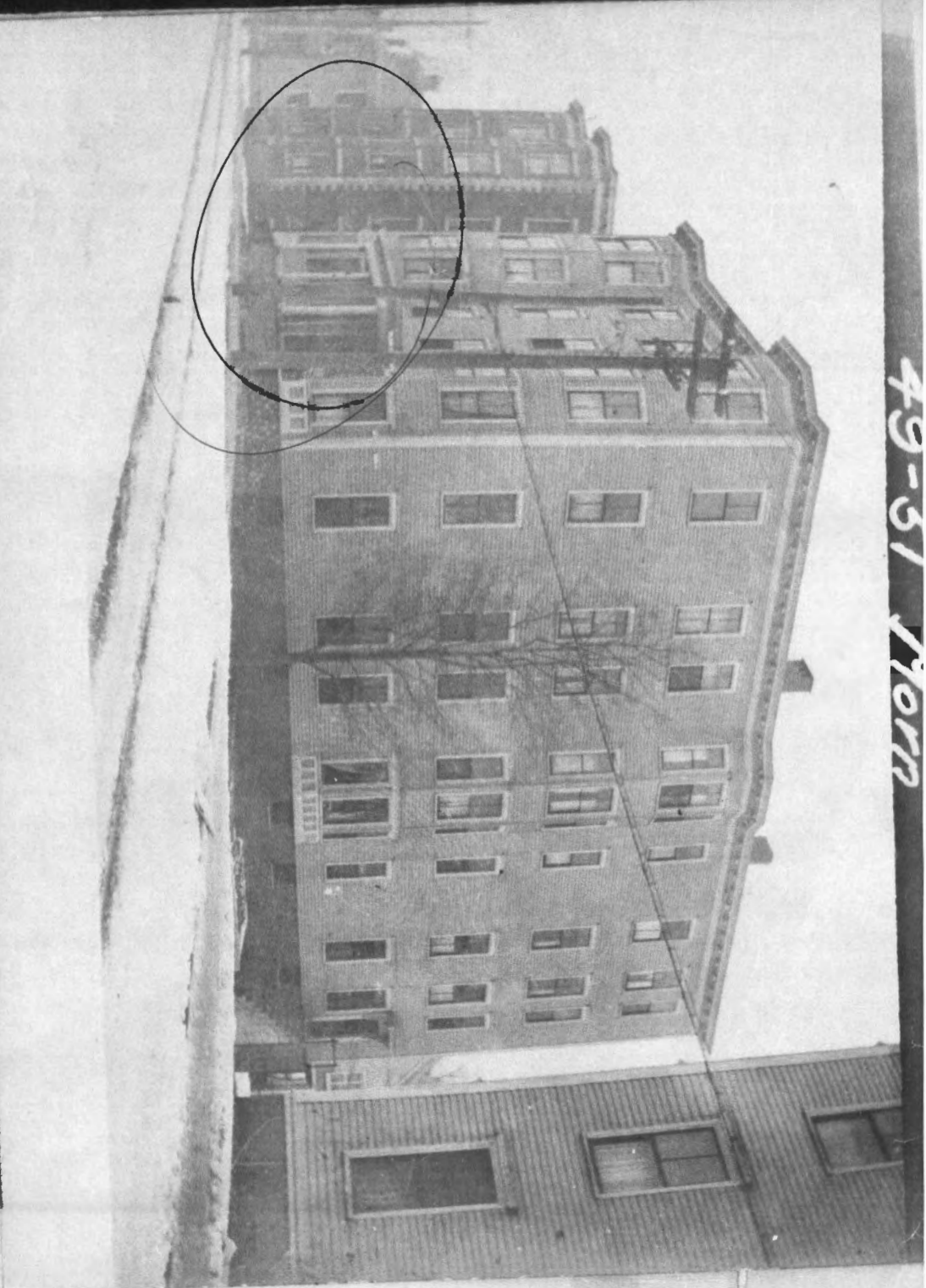
Sincerely,

~~Demetrius Ross Sr.~~  
President - MSCA





49-51 Horn



Surveyed by

MOTHER DELL

(Remarks on other Side)

2-4

MAY 3 1974

(Remarks on other Side)