



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division



Issued to: Harry J Mcmann
Date Issued: 8/24/2011

Location: 76 Morning St
CBL: 003 D007001

This is to certify that the building, premises, or part thereof at the above location, built-altered-changed as to use under Building Permit No. 2011-02-385, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

2nd and 3rd Floor

APPROVED OCCUPANCY

Single Family Condo
Use Group R-3
Type 5B
IRC-2009

Limiting Conditions: This is a temporary occupancy permit which expires on 9-24-2011

Approved:

8-24-11

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



Certificate of Occupancy



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8-24-11

Inspector

[Signature]
Inspections Division Director

To identify the legal use of the building or premises, and ought to be transferred from buyer to owner upon the sale of the property.



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Issued to: Christina Bournakel
Date Issued: 7/20/2011

Location: 76 Morning St.
CBL: 003 D007001

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No: 2011-02-385, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor
Entrance on Moody St.

APPROVED OCCUPANCY

Single Family Condo
Use Group R-3
Type 5B
IRC-2009

Limiting Conditions: None

Approved: 7-20-11

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that McMann, Harry J.

Located At 76 MORNING

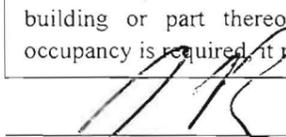
has permission to Change of ownership to Two(2) residential condominiums

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.

Fire Prevention Officer

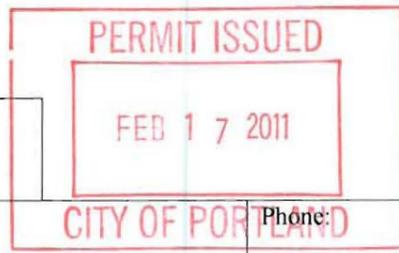


Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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



Job No: 2011-02-385-DUP	Date Applied: 2/4/2011	CBL: 003 - - D - 007 - 001 - - - - -	
Location of Construction: 76 MORNING	Owner Name: HARRY J MCMANN	Owner Address: 76 MORNING ST PORTLAND, ME - MAINE 04101	Phone: 749-6688
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-CONDO - Condo Conversion	Zone: R-6
Past Use: Three family w/change of use permit (#10-0235) pending to change the use to two family	Proposed Use: Two residential condominiums	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A <i>per Capl. Gutro</i>	Inspection: Use Group: R3 Type: SB I.R.C. 2009
		Signature:	Signature: <i>[Signature]</i>
Proposed Project Description: 76 Morning Condo Conv to two residential condos		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ codebook</i> <i>2/18/11 ABU</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABU</i>

CERTIFICATION

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 application 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	PHON

Job Summary Report
Job ID: 2011-02-385-DUP

Report generated on Feb 8, 2011 9:27:55 AM

Job Type:	Duplex	Job Description:	76 Morning Condo Conv	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	610	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:			
Related Parties:		HARRY MCMANN		<i>Property Owner</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 482

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
A18500	003 D 007 001		M				-70.243939	43.667387

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				76 MORNING STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
THREE FAMILY		NOT APPLICABLE	R6				DISTRICT 1	EAST END

Structure Details

Structure: Duplex Condo Conv

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			76 MORNING STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

Permit #: 20111088

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
482	Duplex Condo Conv	Initialized	2 unit Condo Conversion			

Inspection Details

February 4, 2011

City of Portland, Maine
389 Congress St.
Portland, Me. 04101

RE: 76 Morning Street Condominium Conversion

To Whom it May Concern:

Please accept the attached Permit Application to convert the two (2) apartments located at 76 Morning Street to two (2) condominiums.

I purchased the property in November 2009 and submitted an application and received a building permit to convert what was at the time a 3-family to a 2-family and undertake a complete renovation.

All three units have been vacant since January 2010.

Please feel free to contact me with any further questions.

Sincerely,



Harry McMann

RECEIVED
FEB - 4 2011
Dept. of Building Inspections
City of Portland Maine



General Building Permit Application

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.

Location/Address of Construction: <u>76 MORNING ST. PORTLAND ME.</u>		
Total Square Footage of Proposed Structure/Area <u>4315</u>	Square Footage of Lot <u>0.085</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>D</u> Lot# <u>7</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>HARRY McMANN</u> Address <u>6 EASTERN PROMENADE</u> City, State & Zip <u>Portland, ME. 04101</u>	Telephone: <u>207-749-6688</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>0</u> <u>Have PERMIT to remodel</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>2-FAMILY/VACANT</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>3-FAMILY</u> Proposed Specific use: <u>2-CONDOS</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Permit # 10-0255 convert 3 family -> 2 family</u>		
Contractor's name: <u>HARRY McMANN</u>		
Address: <u>6 EASTERN PROMENADE</u>		
City, State & Zip: <u>PORTLAND, ME. 04101</u>		
Who should we contact when the permit is ready: <u>HARRY McMANN</u> Telephone: <u>207-749-6688</u>		
Mailing address: <u>same as above</u>		

RECEIVED

FEB -4 2011

Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 2-4-11

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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 76 MORNING ST.

C-B-L: 3-D-7

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>VACANT</u>				
Unit 2 <u>VACANT</u>				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant Nov 2009

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES NO (check one) Permit for Remodel already Approved.

Permits 10-0235; 10-0109

Type and cost of building improvements associated with this conversion that do not require permits:

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

Job ID: 2011-02-385-DUP

Located At: 76 MORNING

CBL003 - - D - 007 - 001 - - - -

Conditions of Approval:

Zoning

1. PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
2. PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
3. This permit is connected to permit #10-0235 issued to change the use of the building from three residential units to two residential units. With the issuance of this permit and the certificates of occupancies, this property shall remain as two residential condominiums. Any change of use shall require a separate permit application for review and approval.

Building

1. Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY. **Building construction shall comply with Permit(s) # 100235, 100413, 20108103, & 100909.**
2. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Carbon Monoxide (CO) detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

1. See "Inspection Requirements" on previously issued permits.
2. Final- Certificate of Occupancy.

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.

STATE OF MAINE CHIMNEY OR FIREPLACE CONSTRUCTION/INSTALLATION DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A. § 2313-A, requires that chimney or fireplace installers, as of January 1, 1992, provide you with this "Disclosure" prior to the installation or construction of your chimney or fireplace. The purpose of this Disclosure is to inform you that the National Fire Protection Standard #211 (NFPA #211) is the current standard which applies to all new construction of chimneys and fireplaces. Please note that the State of Maine does not require registration or licensure of chimney or fireplace installers. It is important to realize that many fires are caused each year from improperly constructed fireplaces and chimneys. This disclosure form should help you in making an informed decision as to the abilities of the installer and under what requirements the installation must comply.

INSTALLER INFORMATION

Name of Installer: <i>Alternative Energy Hearth & Patio LLC</i>		D/B/A:	
Name of Installer (if incorporated):		D/B/A:	
Legal Address: <i>114 Lafayette Rd</i>			
City: <i>Hampton Falls</i>	State: <i>NH</i>	Zip Code: <i>03844</i>	
County:	Home Telephone: () -		
	Work Telephone: <i>(603) 926 - 0388</i>		
Years of experience doing fireplace or chimney installations: <i>20 yrs experience 7 yrs owned business</i>			

CONSUMER INFORMATION

Name of Consumer: <i>Harry McIlann</i>		
Mailing Address: <i>76 Morning St.</i>		
City: <i>Portland</i>	State: <i>Me</i>	Zip Code: <i>04101</i>
County:	Home Telephone: <i>(207) 553 - 1544</i>	
	Work Telephone: () -	

Installer, please give a brief description of installation being offered: *Set and vented Gas Fireplace (no gas work) using Simpson Dura Vent pipe as recommended by manufacturer*

I hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA #211 that I shall be subject to penalties as outlined in Title 32, M.R.S.A., Chapter 33 and the Oil and Solid Fuel Board Rules.

Signature of Installer: *James Quirion - James Quirion* Date: *7/19/11*
Alternative Energy



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CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Issued to: Harry J Mcmann
Date Issued: 9/28/2011

Location: 76 Morning St
CBL: 003 D007001

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PORTION OF BUILDING OR PREMISES

2nd & 3rd Floor

APPROVED OCCUPANCY

Single Family Condo

Use Group R-3

Type 5B

RC-2009

Limiting Conditions: NONE

Approved:

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.