

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061659

This is to certify that 131 MORNING STREET L /Ron Copper

has permission to Rear of building replace cinder block foundation, replace deck on all three floors, add dormer

AT 131 MORNING ST

L 014 N004001

PERMIT ISSUED

NOV 28 2006

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit on procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Jon Kelley P.E.D. 11/21/06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Madley 11/28/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Location of Construction: 131 MORNING ST		Owner Name: 131 MORNING STREET LLC	Owner Address: PO BOX 4271	Permit No: 06-1659	Issue Date: NOV 28	PERMIT ISSUED 014 N004001
Business Name:		Contractor Name: Ron Copper	Contractor Address: 19 Vista Drive Windham	Phone: 207 893 2555		
Lessee/Buyer's Name		Phone:	Permit Type: Alterations - Multi Family	Zone: R-2		
Past Use: 3 Unit Residential		Proposed Use: 3 Unit Residential - Rear of building replace cinder block foundation, enclose decks all three floors, add dormer	Permit Fee: \$870.00	Cost of Work: \$85,000.00	CEO District: 1	
Proposed Project Description: Rear of building replace cinder block foundation, enclose decks all three floors, add dormer		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R2 Type: SB		
		Signature: Jay Kelley 11/21/06		Signature: Jm 11/28/06		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				
Permit Taken By: Idobson		Date Applied For: 11/13/2006		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 information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland 80% Allowed for dormer <input type="checkbox"/> Flood Zone 8.56 being used new <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: 11/14/06		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 District 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:

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	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1659	Date Applied For: 11/13/2006	CBL: 014 N004001
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Location of Construction: 131 MORNING ST	Owner Name: 131 MORNING STREET LLC	Owner Address: PO BOX 4271	Phone:
Business Name:	Contractor Name: Ron Copper	Contractor Address: 19 Vista Drive Windham	Phone (207) 892-2555
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit Residential - Rear of building replace cinder block foundation, enclose decks all three floors, add dormer	Proposed Project Description: Rear of building replace cinder block foundation, enclose decks all three floors, add dormer
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/14/2006**Note:** **Ok to Issue:** ☒

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/28/2006**Note:** **Ok to Issue:** ☒

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 11/21/2006**Note:** **Ok to Issue:** ☒

- 1) Build according to plans
- 2) Maintain all means of egress

Comments:

11/14/2006-mes: called #133 Morning St.



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>131-133 Morning Street Portland, ME 04101</u>		
Total Square Footage of Proposed Structure <u>4548 sq ft. per city tax assessor</u>		Square Footage of Lot <u>3050 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>N</u> Lot# <u>4</u>	Owner: <u>131 Morning Street LLC</u> <u>PO Box 4271</u> <u>Portland, ME 04101</u>	Telephone: (207) <u>252-6264</u>
Lessee/Buyer's Name (If Applicable):	Applicant name, address & telephone: <u>Same as above</u>	Cost Of Work: \$ <u>85,000.00</u> Fee: \$ <u>870.00</u> C of O Fee: \$ _____
Current Specific use: <u>3 Family</u> If vacant, what was the previous use? <u>3 Family</u> Proposed Specific use: <u>3 Family</u>		
Project description: <u>near portion of building, replace cinder block foundation with concrete foundation, enclose each deck to increase living space on all three floors and reframe as needed, build dormer on roof. This building will have a sprinkler system, separate permit.</u>		
Contractor's name, address & telephone: <u>Ron Cooper 19 Ousta Drive Portland, ME 04102</u> <u>(207) 892-2555</u>		
Who should we contact when the permit is ready: <u>Crandall Todd Baker</u>		Phone: <u>252-6264</u>
Mailing address: <u>PO Box 4271</u> <u>Portland, ME 04101</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: [Signature]

Date: 11/2/06

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



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: LARRY A. WICHROSKI, P.E.

RE: Certificate of Design

DATE: 11/13/06

These plans and / or specifications covering construction work on:

APARTMENT BUILDING REMODEL @

133 MORNING ST, PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



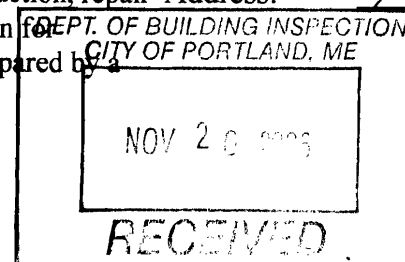
Signature: [Signature]

Title: OWNER/ENG.

Firm: EDP.

As per Maine State Law:

\$50,000.00 or more in new construction, repair Address: FREEPORT, ME.
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.



FROM DESIGNER:

LARRY WICHROSKI, P.E.DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

DATE:

11-13-06

Job Name:

APARTMENT REMODEL

Address of Construction:

133 MORNING ST., PORTLAND, ME2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year

2003 IBC

Use Group Classification(s)

RES R2

Type of Construction

VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC

YES

Is the Structural mixed use?

NO

If yes, separated or non separated (see Section 302.3)

Supervisory alarm system?

NO

Geotechnical/Soils report required? (See Section 1802.2)

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members
(106.1, 106.1.1)N/A

Live load reduction

(1603.1.1, 1607.9, 1607.10)

45.0

Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)Uniformly distributed floor live loads (7603.11, 1607)
Floor Area Use Loads ShownRESIDENTIAL40.0 PSF

Roof snow loads 1603.7.3, 1608)

50.0Ground snow load, P_g (1608.2)50.0If $P_g > 10.0$ psf, flat-roof snow load, P_f
(1608.3)0.8If $P_g > 10.0$ psf, snow exposure factor, C_s
(1608.3.1)1.0If $P_g > 10.0$ psf, snow load importance
factor, I_s (Table 1604.5)1.0Roof thermal factor, C_t (Table 1608.3.2)45.0Sloped roof snowload, P_s (1608.4)2

Seismic design category (1616.3)

IKBasic seismic force resisting system
(Table 1617.6.2.)6.5, 4Response modification coefficient, R ,
and deflection amplification factor, C_d
(Table 1617.6.2)SIMP.

Analysis procedure (1616.6, 1617.5)

60.0K

Design base shear (1617.4, 1617.5.1)

Wind Loads (1603.1.4, 1609)

SIMP

Design option utilized (1609.1, 1609.6)

100

Basic wind speed (1809.3)

II, 1.0Building category and wind Importance
factor, I_w (Table 1604.5, 1609.5)D

Wind exposure category (1609.4)

1.8

Internal pressure coefficient (ASCE 7)

1.7Component and cladding pressures
(1609.1.1, 1609.6.2.2)18.0 PSFMain force wind pressures
(7603.1, 1609.6.2.1)

Floor loads (1603.1.6, 1612)

N/A

Flood hazard area (1612.3)

N/A.

Elevation of structure.

Earthquake design data (1603.1.5, 1614 – 1623)

EB 1614.3

Design option utilized (1614.1)

ISeismic use group ("Category")
(Table 1604.5, 1616.2)29, 11Spectral response coefficients, S_{DS} & S_{D1}
(1615.1)C

Site class (1615.1.5)

Other loads:

N/A

Concentrated loads (1607.4)

N/A

Partition loads (1607.5)

N/A

Impact loads (1607.8)

N/AMisc. loads (Table 1607.8, 1607.6.1,
1607.7, 1607.12, 1607.13, 1610,
1611, 2404)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	014 N004001
Location	131 MORNING ST
Land Use	THREE FAMILY
Owner Address	131 MORNING STREET LLC PO BOX 4271 PORTLAND ME 04101

Book/Page	23885/147
Legal	14-N-4 MORNING ST 131-133 3050 SF

Current Assessed Valuation

Land	Building	Total
\$132,600	\$178,600	\$311,200

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	3	4548	0.07	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
9	3		18	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/25/2006	LAND + BLDING	\$200,000	23885-147

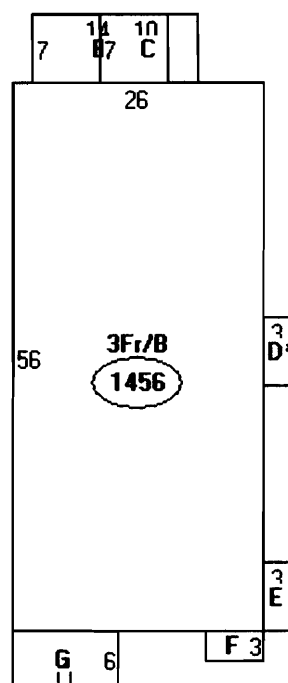
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

Descriptor/A: 3F1/B
1456 sqftB: 3sOP
98 sqftC: FUB/FUB/I
70 sqftD: 3FBAY/B
21 sqftE: 3FBAY/B
21 sqftF: 3FBAY/B
18 sqftG: OFF
66 sqft

1456

98

70

21

21

18

66

1750[#]exis
1st floor →Dormer
↓

$$1750^{\#} \times 80\% = 1400^{\#}$$

Allowable upper floor
increase

$$3.5 \times 41.5 = 145.25^{\#}$$

$$145.25 \div 1750 = 8.3\%$$



PAVED - PUBLIC

