

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that NELSON, ROBERT C

Located At 36 MORSE ST

Job ID: 2011-06-1546-DEMO

CBL: 163 - A - A - 016 - 001 - - - -

has permission to demolish the existing garage (in order to split the lot/ build a duplex)  
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**

  
**Code Enforcement Officer / Plan Reviewer**

07/06/2011

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

SCANNED



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-06-1546-DEMO

Located At: 36 MORSE

CBL: 163 - A - A - 016 - 001 - - - - -

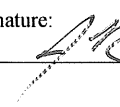
## Conditions of Approval:


### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2009.

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

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

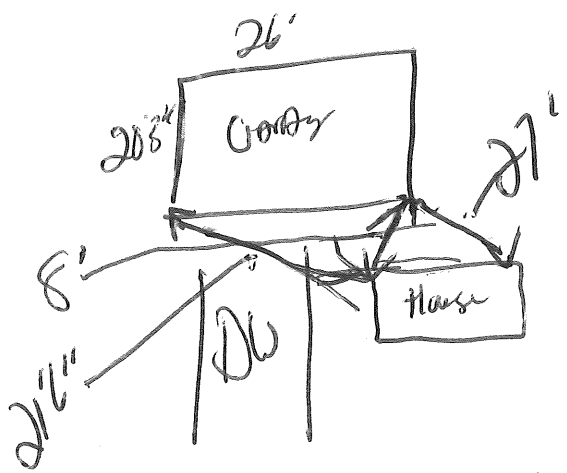
Job No: 2011-06-1546-DEMO	Date Applied: 6/28/2011	CBL: 163 - A - A - 016 - 001 - - - - -	
Location of Construction: 38 MORSE ST	Owner Name: ROBERT C NELSON	Owner Address: 47 ALICE CT PORTLAND, ME 04103	Phone: 207-838-8256
Business Name:	Contractor Name: CBRN, Inc.	Contractor Address: 47 Alice Court, Portland, ME 04103	Phone: 207-838-8256
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: R-5
Past Use: Single family	Proposed Use: Single Family – demolition existing garage (in order to split lot and build a duplex) <i>permit 10-1349</i>	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <i>123</i> Type: <i>SB/U</i> <i>Dera</i> Signature: 
Proposed Project Description: Demo garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<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	<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	<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>OK</i> <i>7/5/11</i> 	Date:	Date: <i>Jan</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



12' to top of Ridge

OK to issue NO catches in Garage, NO Headers in  
Garage N/A



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Job ID: 2011-06-1546-DEMO

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## **Conditions of Approval:**

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## 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.**

1. Pre-Demo.

2. 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.

**Jonathan Rioux - RE: 38 Morse St. (Demolition)**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** 'Jonathan Rioux' <JRIOUX@portlandmaine.gov>  
**Date:** 7/8/2011 11:24 AM  
**Subject:** RE: 38 Morse St. (Demolition)  
**CC:** Lannie Dobson <LDobson@portlandmaine.gov>

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Jonathan,

Mr Nelson is ok to do demo.

Any other questions please let me know.

barb

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**From:** Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]  
**Sent:** Wednesday, July 06, 2011 2:32 PM  
**To:** Monti, Barbara  
**Cc:** Lannie Dobson  
**Subject:** 38 Morse St. (Demolition)

Owner: Robert C Nelson

Afternoon.

Is this residential garage all set for demo. (Gas Disconnected)?

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)



25. 2011 06 1546 66 6/28/11

# Demolition of a Structure 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>38 Morse St Portland, Me 04103</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# <u>163</u> Block# <u>AA</u> Lot# <u>016</u>		Owner: <u>Robert C Nelson</u> <u>47 Alice Ct</u> <u>Portland, Me 04103</u>
Lessee/Buyer's Name (If Applicable)		Telephone: <u>207-838-8256</u>
Applicant name, address & telephone: <u>Robert Nelson</u> <u>47 Alice Ct</u> <u>Portland, Me 04103</u>		Cost Of Work: \$ <u>1500.00</u> Fee: \$ <u>30.00</u>
Current legal use: (i.e. garage, warehouse) <u>Garage</u>		<b>RECEIVED</b>  JUN 27 2011  Dept. of Building Inspections City of Portland Maine
If vacant, what was the previous use? _____		
How long has it been vacant? _____		
Project description: <u>Tear down Garage</u>		
Contractor's name, address & telephone: <u>CBRN Inc. 47 Alice Ct Portland, Me 04103</u> <u>207-838-8256</u>		
Who should we contact when the permit is ready: <u>Robert C Nelson</u>		
Mailing address: <u>47 Alice Court Port Me</u> Telephone: <u>207-838-8256</u>		

Please submit all of the information outlined in the Demolition call list. 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](http://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 of applicant: <u>[Signature]</u>	Date: <u>6/10/11</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**





# Demolition Call List & Requirements

Site Address: 38 Morse St Port

Owner: Robert C Nelson

Structure Type: Garage/Wood

Contractor: CBRN Inc.

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Annette 6/10/11</u>
Northern Utilities	797-8002 ext 6241	<u>called 6/13</u>
Portland Water District	761-8310	<u>Danny Barnes 6/13/11</u>
Dig Safe	1-888-344-7233	<u>Cathleen 6/15/11 Ticket # 201124130 90</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>called 6/22 L Cote</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>called 6/22 C Merritt</u>
Historic Preservation	874-8726	<u>called 6/22 Shukira Wear</u>
Fire Dispatcher	874-8576	<u>4/22/11 Lt Wallace <sup>Engle</sup> Saffey</u>
DEP – Environmental (Augusta)	287-2651	<u>called 6/22 Sandy Moody 6/22/11</u>

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 6/22/11

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Robert C. Nelson

June 13, 2011

47 Alice Court

Portland, Maine 04104

To whom it may concern,

Per the city of Portland, I am informing the abutting neighbors, that I will be tearing down the existing garage, located at 38 Morse St.

If there are any questions or concerns in regards to this project, I can be contacted at 207-838-8256.

Sincerely;

A handwritten signature in black ink, appearing to read 'Bob Nelson', written in a cursive style.

Bob Nelson

