



# General Building Permit Application

This form is to be filled out by the applicant and submitted to the City of Portland, Maine, Department of Building Inspections, 315 City Hall, Portland, Maine 04103. It is to be filled out before the nature of any work is proposed.

Location/Address of Construction: <u>38 Morse St.</u>		
Total Square Footage of Proposed Structure/Area <u>3456</u>	Square Footage of Lot <u>13,596</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>163A</u> Block# <u>A</u> Lot# <u>15+16</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Robert Nelson</u> Address <u>47 Alice Court</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207-838-8256</u> <u>207-838-5975</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>175,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>yard</u> Proposed Specific use: <u>2 Family Duplex</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Propose to build 2 Family Duplex</u> <u>3 beds per unit</u> <u>2 Baths 2.5 each unit</u>		
Contractor's name: <u>CIBRN INC.</u>		
Address: <u>47 Alice Court</u> - no charge -		
City, State & Zip <u>Portland, Maine 04103</u>		Telephone: <u>838-8256</u>
Who should we contact when the permit is ready: <u>Bob Nelson</u>		Telephone: <u>838-8256</u>
Mailing address: <u>47 Alice Court Portland, Maine 04103</u>		

**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](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.

RECEIVED  
OCT 26 2010  
Dept. of Building Inspections  
City of Portland Maine

Signature: [Signature] Date: 10/18/10

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

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

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

Permit No: 10-1349	Date Applied For: 10/27/2010	CBL: 163A A016001
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Location of Construction: 36 MORSE ST	Owner Name: NELSON ROBERT C & DONATA	Owner Address: 38 MORSE ST	Phone:
Business Name:	Contractor Name: CBRN Inc.	Contractor Address: 47 Alice Court Portland	Phone (207) 838-8256
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: Duplex - Build new Duplex each unit 3 bedroom, 2.5 Bath No Garage	Proposed Project Description: Build new Duplex each unit 3 bedroom, 2.5 Bath No Garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/31/2011

**Note:** **Ok to Issue:**

- 1) The certificate of occupancy will not be issued until we receive a recorded deed for the new lot.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:**      **Reviewer:** Jeanine Bourke      **Approval Date:**

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) Those building a new single family dwelling shall install a 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.

**Comments:**

10/27/2010-ldobson: All fee's paid on previous permit - Additional 400 charged site work additional cost etc.

10/28/2010-amachado: Spoke to Bob Nelson. Need a copy of the contract for 5' strip of land. Need deed description for the new lot. Front porch on the site plan does not match the building plans.

10/29/2010-amachado: Received purchase & sales for 5' wide strip of land to be added to left side of property. Moving permit forward in review process. I can't sign off until revise front porch on site plan & submit deed description for new lot.

11/29/2010-jmb: Left vcmg for Bob N. For items on review checklist including, a full section of the demising wall showing continuity, extension of fire partition wall to the exterior wall sheathing, sprinkler system.

<b>Location of Construction:</b> 36 MORSE ST	<b>Owner Name:</b> NELSON ROBERT C & DONATA	<b>Owner Address:</b> 38 MORSE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> CBRN Inc.	<b>Contractor Address:</b> 47 Alice Court Portland	<b>Phone</b> (207) 838-8256
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

11/30/2010-jmb: Bob N. Called, he will have the designer call me for required details, he is aware sprinkler system to be installed with a separate permit.

1/24/2011-amachado: Received revised site plan from Jean Fraser. Building has been moved forward on site plan and parking has changed. The front yard setback now scales at 20' to the building. The entry porch can only be located in the front yard if it is 50 square feet or less. The side entry scales at 6' x 9' which is over 50 square feet allowed. Building plans show both side entries as 5' x 8'. Both are now 6' wide. Still can't sign off but giving it back to Jeanie for now.