General Building Permit Application

Inspections Division
Date: 05/01/14

Location/Address of Construction: 38 Morse St.		
Total Square Footage of Proposed Structure/Area: 3456	Square Footage of Lot: 13,596	Number of Stories: 2
Tax Assessor's Chart, Block & Lot Chart# 163A Block# A Lot# 15+16	Applicant *must be owner, Lessee or Buyer* Name Robert Nelson Address 42 Alice Court City, State & Zip Portland, Me 04103	Telephone: 207-838-8256 207-828-5975
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $ 175,000.00 C of O Fee: $ Total Fee: $

Current legal use (i.e. single family) _____ Number of Residential Units _____
If vacant, what was the previous use? yard
Proposed Specific use: 2 Family Duplex
Is property part of a subdivision? _____ If yes, please name _____
Project description:
Propose to build 2 Family Duplex 3 beds per unit ~~2 Baths~~ 2.5 each unit
no garage

Contractor's name: CBRN Inc.
Address: 42 Alice Court
City, State & Zip Portland, Maine 04103 Telephone: 838-8256
Who should we contact when the permit is ready: Bob Nelson Telephone: 838-8256
Mailing address: 42 Alice Court Portland, Maine 04103

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.

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 issue

Revised 09-26-08

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-1349	10/27/2010	163A A01[illegible]

Inspections Division
Date: 05/01/14

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

Proposed Use:	Proposed Project Description:
Duplex - Build new Duplex each unit 3 bedroom, 2.5 Bath No Garage	Build new Duplex each unit 3 bedroom, 2.5 Bath No Garage

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/31/2011

Note: **Ok to Issue:** ☑

1) The certifcate of occupancy will not be issued until we recive 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 penetratios 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 approrval 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 vcmsg 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.

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Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		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 font yard setback now scales at 20' to the building. The entry proch 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.