

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

NELSON JOSEPH W /CBRN Inc.

**Located at**

36 MORSE ST

**PERMIT ID:** 2014-00675

**ISSUE DATE:** 05/05/2014

**CBL:** 163A A016001

has permission to **Build new Two Family, each unit 3 bedroom, 2.5 Bath No Garage - renew expired permit #10-1349**

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 cloed-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.

*/s/ Benjamin Wallace Jr.*

**Fire Official**

*/s/ Jeanie Bourke*

**Building Official**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

*Approved Property Use - Zoning*  
duplex

*Building Inspections*

*Fire Department*

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status or Schedule an Inspection On-Line at  
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

## **REQUIRED INSPECTIONS:**

Footings/Setbacks  
Foundation/Backfill  
Close-in Plumbing/Framing  
Electrical - Residential  
Certificate of Occupancy/Final  
Final - Fire  
Final - DRC

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2014-00675	<b>Date Applied For:</b> 04/08/2014	<b>CBL:</b> 163A A016001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Two Family - Build new 2 story Two Family, each unit 3 bedroom, 2.5 Bath, No Garage		<b>Proposed Project Description:</b> Build new Two Family, each unit 3 bedroom, 2.5 Bath No Garage renew expired permit #10-1349		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 04/28/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This permit is being approved based on the most recent revised site plan and building plans that were approved originally under permit #10-1349.</li> <li>3) .All conditions from previous permits for this project are still in effect with the issuance of this permit.</li> <li>4) The certificate of coccupancy will not be issued until we receive a recorded deed for the new lot.</li> <li>5) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>6) 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 Structure, it may be required to be located by a surveyor.</li> <li>7) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>				
<b>Dept:</b> Building		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 05/01/2014
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section IRC Sec. R612.3 or IBC Sec. 1405.13.2.</li> <li>2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.  The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.</li> <li>3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>4) Per IRC 2009 Sec. R302.2, the Fire resistant rated wall separating Two Family Dewllings and Ttownhouses shall be continuous from the foundation to the underside of the roof sheathing and shall extend the full length fo the exterior wall sheathing. The wall cannot contain plumbing or mechanical equipment ducts or vents.</li> <li>5) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program standard for thermal envelope and MEP systems.</li> <li>6) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. Per Bob Nelson, the fire rated partition wall design may be revised.</li> </ol>				
<b>Dept:</b> Fire		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Benjamin Wallace Jr.	<b>Approval Date:</b> 04/30/2014
<b>Note:</b> Previously approved by Ben W. 5/2/2011		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				

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- 1) All construction shall comply with City Code Chapter 10.  
A sprinkler system shall be installed.  
A separate Suppression System Permit is required.  
All smoke detectors and smoke alarms shall be photoelectric.  
Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

**Dept:** DRC

**Status:** Approved w/Conditions

**Reviewer:** Philip DiPierro

**Approval Date:** 04/09/2014

**Note:**

**Ok to Issue:**

**Conditions:**

- 1) See Planning Department project id# 2010-0034 conditions of approval listed in the Site Plan approval letter dated May 2, 2011.