

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ALLAN JAGGER

Located At 40 OBRION ST

Job ID: 2012-11-5394-DRG

CBL: 003- N-003-001

has permission to Build new 1 story, 2 car garage (42 Obrion)

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 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

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5394-DRG

Located At: 40 OBRION ST

CBL: 003- N-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. 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.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
5. This property is listed under two different CBLs. For zoning purposes this is considered all one lot because both assessing lots are under the same ownership. The principal structure is located at 40 Obrion Street, CBL 003 N003. The proposed garage is located on 003 N002. For now the permit is going under the CBL associated with the principal structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
4. Submit specifications for engineered trusses and floor joists prior to construction.

5. R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®

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Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-11-5394-DRG	Date Applied: 11/14/2012	CBL: 003- N-003-001 & 003-N-002	
Location of Construction: 40-42 OBRION ST	Owner Name: ALLAN JAGGER	Owner Address: 40 O'BRION ST PORTLAND, ME 04101	Phone: 207-939-1730
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-6
Past Use: Single family	Proposed Use: Same – single family – build an attached one story garage – 24’ x 30’	Cost of Work: \$36,000.00	CEO District:
Proposed Project Description: Build attached one story garage - 24' x 30'		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Cepb P. J...</i>	Inspection: Use Group: R3 Type: SB IRC, 2009 (MOBES) Signature: <i>[Signature]</i>
		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building Permits do not include plumbing, septic or electrical work. 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. 	Special Zone or Reviews <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 Date: <i>Okw/ kadu kor</i> <i>11/15/12 ABU</i>	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 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>ABU</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 appication 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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R-6

Entered 11/14/12

(B)



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.

2012-11-5394-DLG

Location/Address of Construction: <u>38-40 O'Brien Street B</u>		
Total Square Footage of Proposed Structure/Area <u>720 SF</u>	Square Footage of Lot <u>3400 SF 6380</u>	Number of Stories <u>One</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>003 N003001</u> 003 N002421 003N 007	Applicant: (must be owner, lessee or buyer) Name <u>Allan Jagger</u> Address <u>40 O'Brien Street</u> City, State & Zip _____	Telephone: _____
Lessee/DBA RECEIVED NOV 14 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: <u>\$36,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>380.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Single Family</u> Proposed Specific use: <u>Garage addition</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Addition of Garage (1 story - 2 car) to house on adjacent lot</u> 24x30		
Contractor's name: _____ Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Allan Jagger</u> Telephone: <u>2079391730</u> Mailing address: <u>40 O'Brien St. Portland, Maine 04101</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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Allan Jagger Date: 10/6/12

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

*part of
40 O'Brien
for zoning purposes*

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 003 N002001
Land Use Type VACANT LAND
Property Location 42 OBRION ST
Owner Information JAGGER ALLAN
 40 O'BRION ST
 PORTLAND ME 04101
Book and Page 21994/171
Legal Description 3-N-2
 OBRION ST 42

Acres 3200 SF
 0.0735

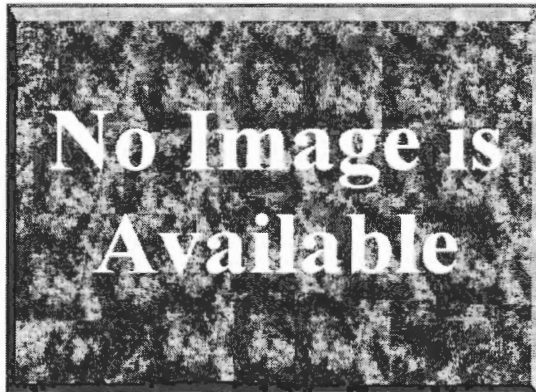
Current Assessed Valuation:

TAX ACCT NO.	710	OWNER OF RECORD AS OF APRIL 2012
		JAGGER ALLAN
LAND VALUE	\$19,500.00	40 O'BRION ST
BUILDING VALUE	\$0.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$19,500.00	
TAX AMOUNT	\$367.00	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
11/9/2004	LAND	\$175,000.00	21994/171
10/23/2001	LAND	\$0.00	16871/349
10/22/2001	LAND	\$95,000.00	16867/166
10/10/2000	LAND	\$0.00	15777/152
10/10/2000	LAND	\$35,000.00	15777/154
10/10/2000	LAND	\$35,000.00	15777/156
4/28/1998	LAND + BUILDING	\$0.00	/

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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Current Owner Information:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL 003 N003001
Land Use Type SINGLE FAMILY
Property Location 40 OBRION ST
Owner Information JAGGER ALLAN
 40 O'BRION ST
 PORTLAND ME 04101
Book and Page 21994/171
Legal Description 3-N-3
 OBRION ST 38-40
Acres 0.073

Current Assessed Valuation:

TAX ACCT NO. 712 **OWNER OF RECORD AS OF APRIL 2012**
 JAGGER ALLAN
LAND VALUE \$156,200.00 40 O'BRION ST
BUILDING VALUE \$131,400.00 PORTLAND ME 04101
NET TAXABLE - REAL ESTATE \$287,600.00
TAX AMOUNT \$5,412.64

browse city services a-z

browse facts and links a-z

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1894
Style/Structure Type OLD STYLE
Stories 2
Units 1
Bedrooms 4
Full Baths 2
Total Rooms 12
Attic PART FINSH
Basement FULL
Square Feet 2520



[View Sketch](#) [View Map](#) [View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
11/9/2004	LAND + BUILDING	\$175,000.00	21994/171
10/23/2001	LAND	\$0.00	16871/349
10/22/2001	LAND	\$95,000.00	16867/166
10/10/2000	LAND	\$0.00	15777/152
10/10/2000	LAND	\$35,000.00	15777/154
10/10/2000	LAND	\$35,000.00	15777/156
4/28/1998	LAND + BUILDING	\$0.00	/

[New Search!](#)



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Receipts Details:

Tender Information: Check , Check Number: 5937\$380.00

Tender Amount: 380.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/14/2012

Receipt Number: 50214

Receipt Details:

Referance ID:	8730	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	380.00	Charge Amount:	380.00
Job ID: Job ID: 2012-11-5394-DRG - Build new 1 story, 2 car garage (42 Obrion)			
Additional Comments: 40 Obrion			

Thank You for your Payment!

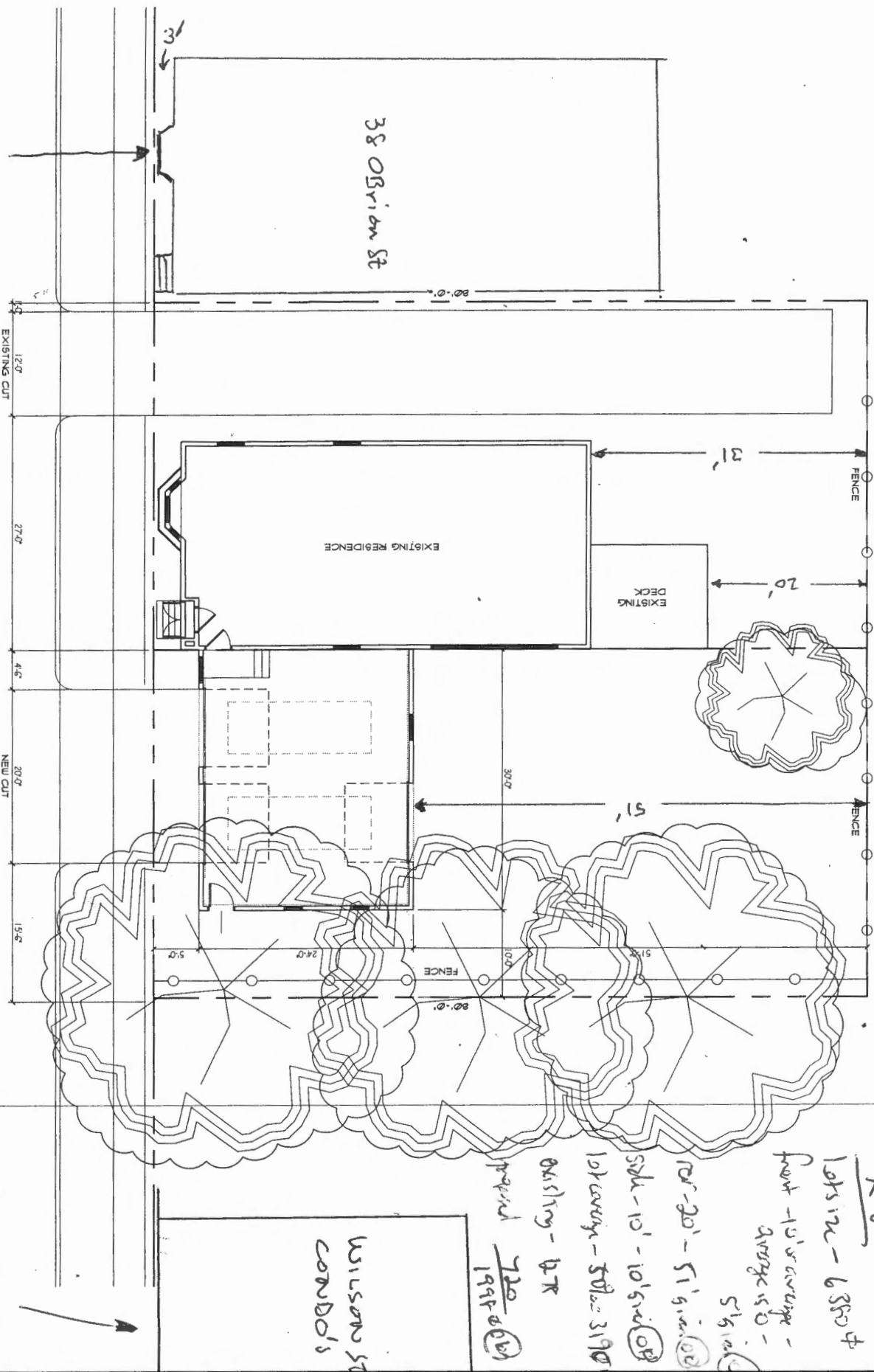
PLOT PLAN NO-42 ORION ST.

40 ORION ST
(003 N003001)
SINGLE FAMILY

42 ORION ST.
(003 N002001)
VACANT LAND

part of
40 Orion
for zoning purposes

height 15' - part of



NO FRONT SETBACK

ORION STREET

NO SETBACK

R-6
lotsize - 6350 sq ft

front 10' average -
average 15.0 -
5 1/2 in

rear 20' - 51 1/2 in

side 10' - 10 1/2 in

lot coverage - 50% = 3190 sq ft

existing - 1276

proposed $\frac{720}{1947}$

WILSON ST.
CONDOS