

## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING PERMIT



This is to certify that <u>ALLAN D JAGGER</u>

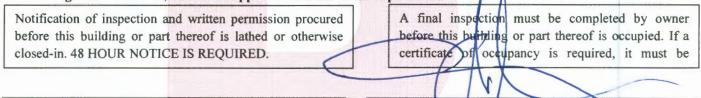
Job ID: 2011-11-2768-ALTCOMM

Located At 64 MONTREAL ST

CBL: 015- F-012-001

#### has permission to Repair Replace Porch posts

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.



**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 rnay be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.

**Required inspections:** 

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 OF DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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

Director of Planning and Urban Development Penny St. Louis

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## **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 property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3. This permit is being issued with the condition that all the work is taking place within the <sub>exi</sub>sting footprint.

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

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

Job No: 2011-11-2768-ALTCOMM	Date Applied: 11/28/2011		CBL: 015- F-012-001				
Location of Construction: 64 MONTREAL ST	Owner Name: ALLAN D JAGGER		Owner Address: 40 O'BRION ST PORTLAND,ME 04101 ME			Phone: 207-939-1730	
Business Name:	Contractor Name: owner		Contractor Addr	Phone:			
Lessee/Buyer's Name:	Phone:		Permit Type: BLDG - Building	Zone: R-6			
Past Use:	st Use: Proposed Use: ar family Same – Four family – replace two porch posts in front and one in rear		Cost of Work: 1000.00	CEO District:			
rour famny			Fire Dept: Signature:	Approved Denied N/A Prim1/2	Inspection: Use Group: Type: Signature:		
Proposed Project Description: Replace3 Porch posts	:		Pedestrian Activ	ities District (P.A.D.)			
Permit Taken By:	cen By:			Zoning Approval			
<ul> <li>Applicant(s) from meetin Federal Rules.</li> <li>2. Building Permits do not i septic or electrial work.</li> <li>3. Building permits are void within six (6) months of t False informatin may inv</li> </ul>	This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.		s one ion	Zoning Appeal Variance Miscellaneous Conditional Use Interpretation Approved Denied Date:	Historic Preservation Not in Dist or Landmark Does not Require Review Requires Review Approved Approved w/Conditions Denied Date: ABU		

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

## 2011-11-2728

## **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.

Location/Address of Construction: 64/leb Montreal St.					
Total Square Footage of Proposed Structure/A Posts Replement	rea	Square Footage of Lot H446	Number of Stories		
Tax Assessor's Chart, Block & Lot	Applicant *1	nust be owner, Lessee or Buye	r* Telephone:		
Chart# Block# Lot#	Name AL	lan Jagger	(207)		
015 F012001		O'Brion St.	9391730		
City, State & Zip Portland, Me 04101					
Lessee/DBA (If Applicable)	Owner (if di	fferent from Applicant)	Cost Of Work: \$ 300		
Name Work: \$ 500.					
Marian Non	Address		C of O Fee: \$		
Lessee/DBA (If Applicable) P P P	City, State &	: Zip	Total Fee: \$ 30		
Current legal use (i.e. single family) <u>Wult's Family</u> Number of Residential Units <u>H</u> If vacant, what was the previous use? Proposed Specific use:					
Is property part of a subdivision? <u>No</u> If yes, please name					
Project description: Pouch Posts Replacament - Please see attached Description.					
Contractor's name: Allow Jacquer					
Address: 40 aBring St.					
City, State & Zip Portlund Me 04101 Telephone:					
Who should we contact when the permit is ready: Allow Jagger Telephone: 9391730					
Mailing address:					

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 promay request additional information prior to the issuance of a permit. this form and other applications visit the Inspections Division on-line a 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 the that I have been authorized by the owner to make this application as his/her laws of this jurisdiction. In addition, if a permit for work described in this ap authorized representative shall have the authority to enter all areas covered to provisions of the codes applicable to this permit.

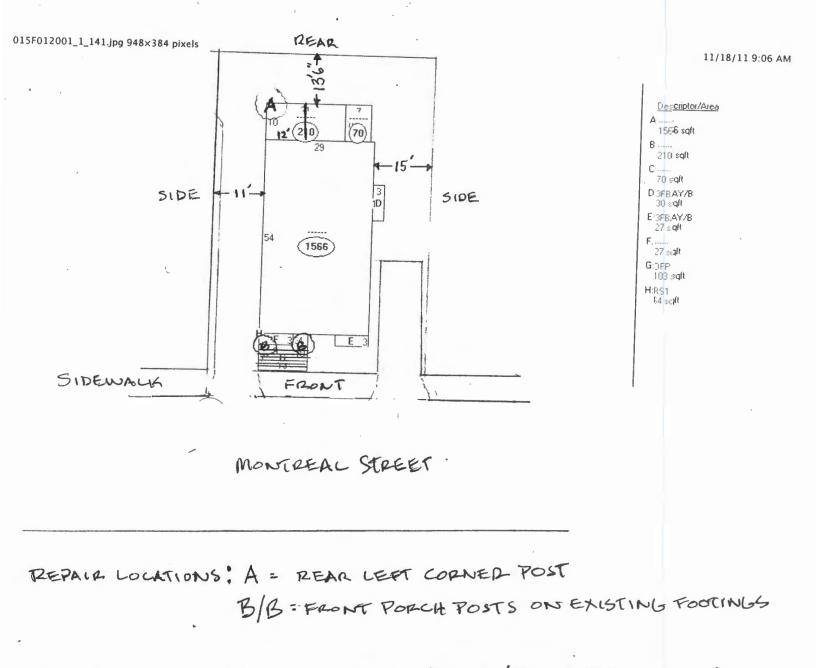
Date: Signature:

This is not a permit; you may not commence AN

Revised 01-20-10

ATTN: Nick Adams Nick, Hope that Ive provided what you need. getting a heavy show Thatall new front porch posts o.s.c.p. Thegre cut and very to ap Planse cell with array concerns, Al 939 1730





NoTE! No CONSTRUCTION WORK DONE/PROPOSED REYOND EXISTING BUILDING PERAMETER. REPLACEMENT/REPAIR WORK ONLY.

## 64 Montreal Street Repair Location "B" Front Porch Posts

## **Problem and Discription of Work Proposed**

Existing  $4^{"}x4^{"}x5'8"$  posts that carry the front porch roof load are rotted ,undersized or missing. Utilizing the existing  $2/29^{"}x29"x8'$  masonary pylon-footings, replace old posts with  $6^{"}x6"x5'8"$  pressure treated post – 3 per footing.

## Urgency

Front porch is the main egress point of the building for tenants. Facing from the street, the left side of the porch roof is currently carried by one temporary 4"x4" post as as all others had rotted out. Inevitable snow/dead load occuring at this time of year presents a clear danger of collaspe.



## 64 Montreal Street Repair Location "A" Left Rear of Building

### **Problem and Discription of Work Done**

Replaced old 4' x 4' x 12' corner post. Old post which had no real footing, sitting on just a few bricks, had rotted, buckled, and failed. This caused an immediate danger of the 2 stories above (10' x 12' cold storage sheds) separating from the main building and falling in the absence of point load corner support.

- **New Footing** Installed rebar-reinforced 12" concrete filled tube at a below grade depth of 51" with 24" extended above grade.
- **New Post** Installed 6" x 6" x 10' pressure treated post on top of footing using embedded Simpson galvanized anchor and through bolt hardware at footing/post bottom junction.
- **New Girder** Replaced single 2" x 10" x 10' non-pressure treated girder that had rotted out where it met post top. Replaced with a built-up girder comprised of 3 pressure treated 2"x10"x10' fastened together with exterior construction adhesive, galv. 16d framing nails, and timberlocks. The girder extends from the top of the corner post where it is fastened with 6" timberlocks and additional supporting cleats, to the rear of the main building. The girder carries the 2"x10"x 12' joists spaced 16" o.c. that comprise the flooring system for the shed above. Except for the outside non-load bearing single rim joist that had some rot and was replaced with 2 PT 2"x10"x12', the reast of the joists, being under cover, were in good shape and not replaced. However, where there were none previousy, galvanized joist hangers were added at all joist to girder junctions for additional structural ridgitiy.







	Assessor's Office	389 Congr	ess Stre	eet   Portland, Ma	nine 04101	Room 1	.15   (207) 8	74-8486	
	City Home	Departme		City Council	E-Ser		Calendar	Jobs	
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http://www.portlandassessors.com/searchdetail.asp?Acct=015%20%20F012001

Initial ini	Cost of Construction
Detach and remi	t with payment
Bill to: JAGGER ALLAN D 40 O'BRION ST PORTLAND, ME 04101	CBL       015       F012001         Invoice Date:       11/09/2011         Invoice No:       1393         Total Amt Due:       \$175.00         Payment Amount:

Make checks payable to the City of Portland, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.