

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ALLAN D JAGGER

Located At 64 MONTREAL ST

Job ID: 2011-11-2768-ALTCOMM

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 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.**

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 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
Penny St. Louis

Job ID: 2011-11-2768-ALTCOMM

Located At: 64 MONTREAL ST

CBL: 015- F-012-001

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 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 existing 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'BRIEN ST PORTLAND,ME 04101 ME	Phone: 207-939-1730
Business Name:	Contractor Name: owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Four family	Proposed Use: Same - Four family - replace two porch posts in front and one in rear	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature: <i>Capt Poirer 11/29/11</i>	Signature:
Proposed Project Description: Replace 3 Porch posts		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>Okul Cordina</i> <i>11/28/11</i> <i>AKU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	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 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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: 64/66 Montreal St.

Total Square Footage of Proposed Structure/Area <u>Posts Replacement</u>	Square Footage of Lot <u>4446</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>015</u> Block# <u>F012001</u> Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Allan Jagger</u> Address <u>40 O'Brien St.</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>(207) 939 1730</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>300.-</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Multi Family</u> Number of Residential Units <u>4</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: <u>Porch Posts Replacement - Please see attached Description.</u>		
Contractor's name: <u>Allan Jagger</u> Address: <u>40 O'Brien St.</u> City, State & Zip <u>Portland Me 04101</u> Telephone: Who should we contact when the permit is ready: <u>Allan Jagger</u> Telephone: <u>939 1730</u> Mailing address:		

RECEIVED
NOV 28 2011
Dept. of Building Inspections
City of Portland Maine

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, you may request additional information prior to the issuance of a permit. For more information on this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov or visit 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 I have been authorized by the owner to make this application as his/her authorized representative shall have the authority to enter all areas covered by the provisions of the codes applicable to this permit.

Signature: Allan Jagger Date:

This is not a permit; you may not commence AN

ATTN: Nick Adams
Nick, hope that I've provided what you need. I'm concerned about getting a heavy snow load and would like to install new front porch posts a.s.a.p. They're cut and ready to go. Please call with any concerns. Al 939 1730

**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' masonry 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 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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:

Services **CBL** 015 F012001
Land Use Type FOUR FAMILY
Applications **Property Location** 64 MONTREAL ST
Owner Information JAGGER ALLAN D
 40 O'BRION ST
 PORTLAND ME 04101
Doing Business **Book and Page** 16577/271
Legal Description 15-F-12
 MONTREAL ST 64-66

Maps
 4446 SF
Tax Relief **Acres** 0.102

Current Assessed Valuation:

Tax Roll	TAX ACCT NO. 2426	OWNER OF RECORD AS OF
	LAND VALUE \$109,700.00	APRIL 2011
	BUILDING VALUE \$324,000.00	JAGGER ALLAN D
	NET TAXABLE - REAL ESTATE \$433,700.00	40 O'BRION ST
		PORTLAND ME 04101
	TAX AMOUNT \$7,928.04	

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

Building Information:

Card 1 of 1

Year Built 1900
Style/Structure Type OLD STYLE
Stories 3
Bedrooms 11
Full Baths 4
Total Rooms 22
Attic NONE
Basement FULL
Square Feet 6473

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Best viewed at 1024x768, with Internet Explorer





CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

11-09-2011

Received from Alan Jagger

Location of Work 44, Hancock St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other 125

CBL: 15-F-12 125 30 6.05

Check #: 150 Total Collected \$ 175.00

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

Detach and remit with payment

CBL 015 F012001

Invoice Date: 11/09/2011

Invoice No: 1393

Total Amt Due: \$175.00

Payment Amount: _____

Bill to: JAGGER ALLAN D
 40 O'BRIEN ST
 PORTLAND, ME 04101

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