

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

FEB 7 2006

Permit Number 060093

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that HASKELL ANNE /Steve Li has permission to Interior renovations for stora

AT 31 HIGGINS ST 122 G004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Health Dept. Appeal Board Other Department Name

Signature: Jeanne Bourke 2/16/06 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0093	Issue Date: FEB - 6 2006	PL: 122 G004001
Owner Address: 31 HIGGINS ST	Contractor Address: 10 Dale Ln Steep Hills	Phone: 207-6753101
Zones: R5		

Location of Construction: 31 HIGGINS ST	Owner Name: HASKELL ANNE
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(Business Name):	(Contractor Name): Steve Libby
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Lessee/Buyer's Name	Phone:
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Past Use: Single Family two	Proposed Use: two Single Family interior renovations for storage & bath in basement
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Permit Fee: \$93.00	Cost of Work: \$7,500.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 2/6/06
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Proposed Project Description:
Interior renovations for storage & bath in basement

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Permit Taken By: dmartin	Date Applied For: 01/20/2006
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Zoning Approval

- 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 information may invalidate a building permit and stop all work..

Special Zone or Reviews

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan **OK**

Maj Minor MM

Date: **JMB 2/6/06**

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: **JMB**

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

02/10/06 - checked plumbers for
new Bathroom - all Framing OK - no
issues seen. Jon M

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0093	Date Applied For: 01/20/2006	CBL: 122 G004001
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Location of Construction: 31 HIGGINS ST	Owner Name: HASKELL ANNE	Owner Address: 31 HIGGINS ST	Phone:
Business Name:	Contractor Name: Steve Libby	Contractor Address: 10 Dale Ln Steepfalls	Phone (207) 675-3101
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Two Family interior renovations for storage & bathroom in basement	Proposed Project Description: Interior renovations for storage & bathroom in basement
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/06/2006

Note: **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/06/2006

Note: **Ok to Issue:**

- 1) All penetrations between the dwelling unit and common area shall be protected with approved firestop materials.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

Comments:

01/30/2006-jmb: Spoke w/Anne who requested a same day review. She verified this is a 2-unit with her unit on the 2nd floor. I explained the complications with unit separations, egress & headroom. She will provide some additional info.

02/01/2006-jmb: Received fax showing basement bulkhead and ceiling height. Spoke with Anne H. About separations and she asked what would be required if they moved into the 1st floor unit. She will get back to verify the change.

02/03/2006-jmb: Received voicemail from Anne H. That the tenant agreed to move to the 2nd floor apt. And she will move into 1st floor, so this area will be part of the 1st fl unit. The room is to be used for storage/utility use only.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A ~~Pre~~-construction Meeting will take place upon receipt of your building permit.

~~N/A~~ Footing/Building Location Inspection: Prior to pouring concrete
~~N/A~~ Re-Bar Schedule Inspection: Prior to pouring concrete
~~N/A~~ Foundation Inspection: Prior to placing ANY backfill
Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
Call Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee
Date 1/6/06

[Signature]
Signature of Inspections Official
Date 2/6/06

CBL: 122-G-004 Building Permit #: 06-0093



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

Card Number	1 of 1
Parcel ID	122 G004001
Location	31 HIGGINS ST
Land Use	TWO FAMILY
Owner Address	HASKELL ANNE 31 HIGGINS ST PORTLAND ME 04103
Book/Page	NCFY05/ 122-6-4
Legal	HIGGINS ST 29-31 7240 SF

RS

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$60,260	\$171,920	\$232,180

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$88,800	\$208,900	\$297,700

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1902	Old Style	2	2304	0.166	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2		10	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1930	18X20	C	F
GARAGE-WD/CB	1	1920	12X18	C	F

Sales Information

Date	Type	Price	Book/Page
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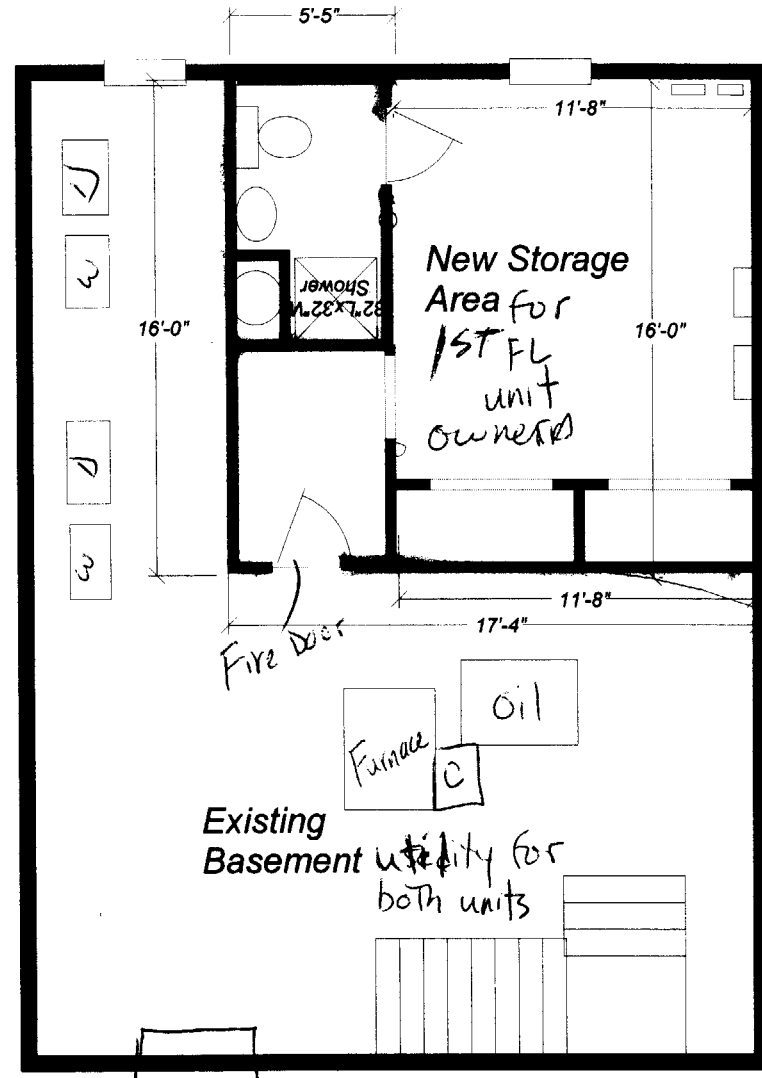
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-

Front 2 Family
 Higgins Haskell's New Storage area



2/1/06
 → per Annett.
 Area to be used for storage and cleaning after recreational activities i.e. hunting

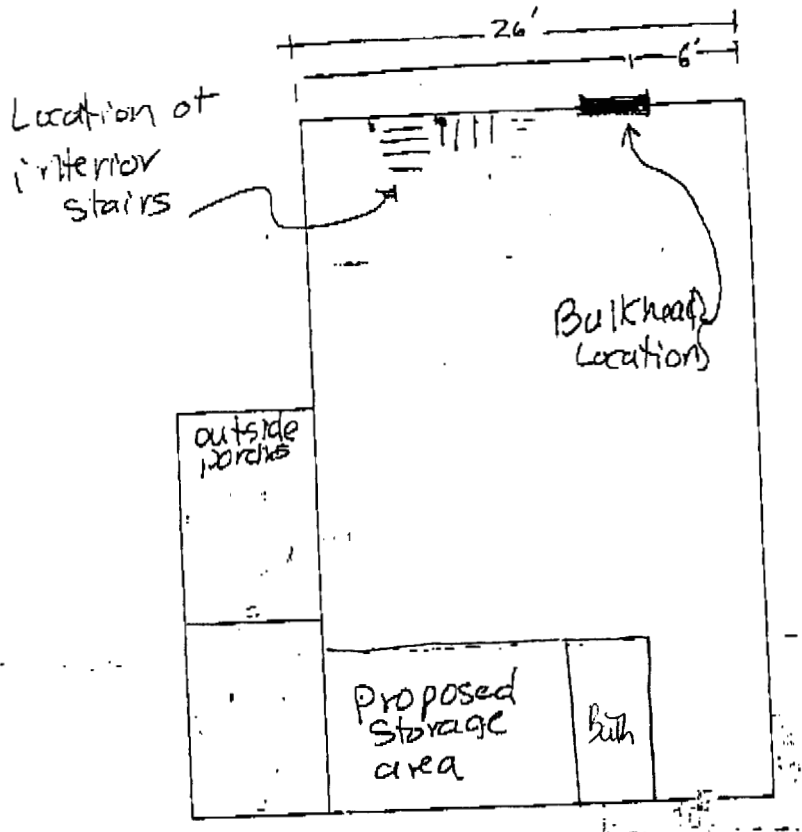
5/8" Gypsum board wall covering insulation

122 G004
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN 20 2006
 RECEIVED

Bulkhead

Rear

Typical wall framing 2x4 & 2x6 KD Spruce studs and plates 24" O.C.



To:
 Jeannie Bourke
 From
 Anne Haskell
 31 Higgins St.

2/3/06 Voice mail.
 from Anne H. (owner)
 They will move into
 1st FL. unit to make
 Basement area part
 of their unit.

measurement from
 basement floor to
 floor joists = 6' 9 3/4" OK for bath + storage

please call with any
 questions.

music: 800-778-2724 x 303



CITY OF PORTLAND, MAINE

Department of Building Inspections

_____ 20 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy