

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Permit Number: 040304

Please Read  
Application And  
Notes, If Any,  
Attached

# PERMIT

This is to certify that Mcmann James A /no contractor / self  
has permission to raise roof on house  
AT 1567 Westbrook St 256 B001001

provided that the person or persons who accept 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 proceeds before this building or part thereof is occupied or otherwise 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. \_\_\_\_\_

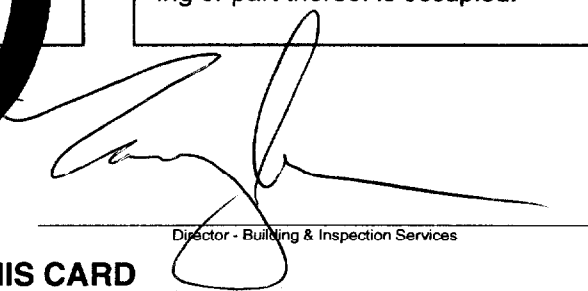
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name  
**CITY OF PORTLAND**

**PERMIT ISSUED**  
MAR 26 2004



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: 04-0304	Issue Date: MAR 26 2004	Permit No.:
		256 B001001

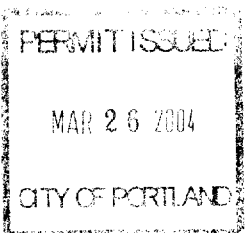
Location of Construction: 1567 Westbrook St	Owner Name: McMann James A	Owner Address: 1567 Westbrook St	Phone:
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-1

Past Use: single family	Proposed Use: single family - raise roof on house	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 3
Proposed Project Description: raise roof on house		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input checked="" type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: tmm	Date Applied For: 03/26/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 3/26/04	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District 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: 3/26/04
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**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

# 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.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**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**

X [Signature] \_\_\_\_\_ 3/26/04  
Signature of Applicant/Designee Date  
[Signature] \_\_\_\_\_ 3/26/04  
Signature of Inspections Official Date

CBL: 250-B-1 Building Permit #: 04-0304

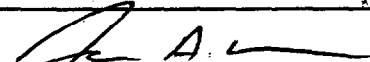
# All Purpose Building Permit Application

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: <u>1567 Westbrook Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>256          B          1</u>	Owner: <u>James McMann</u>	Telephone: <u>874-6055</u>
Lessee/Buyer's Name (If Applicable) <u>James McMann</u>	Applicant name, address & telephone: <u>1567 Westbrook Street Portland, ME 04102 874-6055</u>	Cost Of Work: <u>\$3000.00</u> Fee: \$
Current use: <u>Single-Family Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Raise Roof</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: _____		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant: <u></u>	Date: <u>26 MARCH 2004</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	256 B001001
<b>Location</b>	1567 WESTBROOK ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	MCMANN JAMES A 1567 WESTBROOK ST PORTLAND ME 04102
<b>Book/Page</b>	17299/130
<b>Legal</b>	256-B-1-2-3 WESTBROOK ST 1561 SWAN ST 1-11 14139 SF

*\$2500*

Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
#34,650	#34,440	#69,090

Property Information

<b>Year Built</b> 1940	<b>Style</b> Old Style	<b>Story Height</b> 1	<b>Sq. Ft.</b> 620	<b>Total Acres</b> 0.325		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 4	<b>Attic</b> Unfin	<b>Basement</b> Crawl	

Outbuildings

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 2002	<b>Size</b> 12X16	<b>Grade</b> C	<b>Condition</b> A
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Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
02/07/2002	LAND + BLDING	\$103,000	17299-130
09/01/1994	LAND + BLDING	\$51,500	11624-236

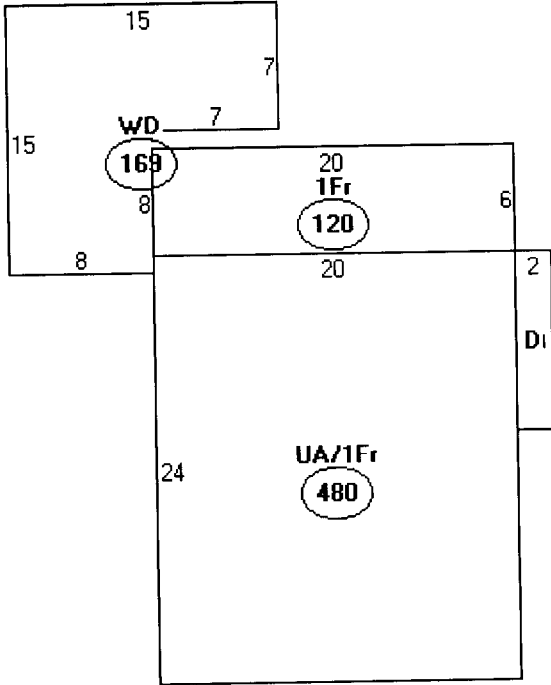
Picture and Sketch

Picture                      Sketch

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

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

**New Search!**



14139 SE  
LOT

Descriptor/Area

- A: UA/1Fr  
480 sqft
- B: WD  
169 sqft
- C: 1Fr  
120 sqft
- D: FBAY  
20 sqft

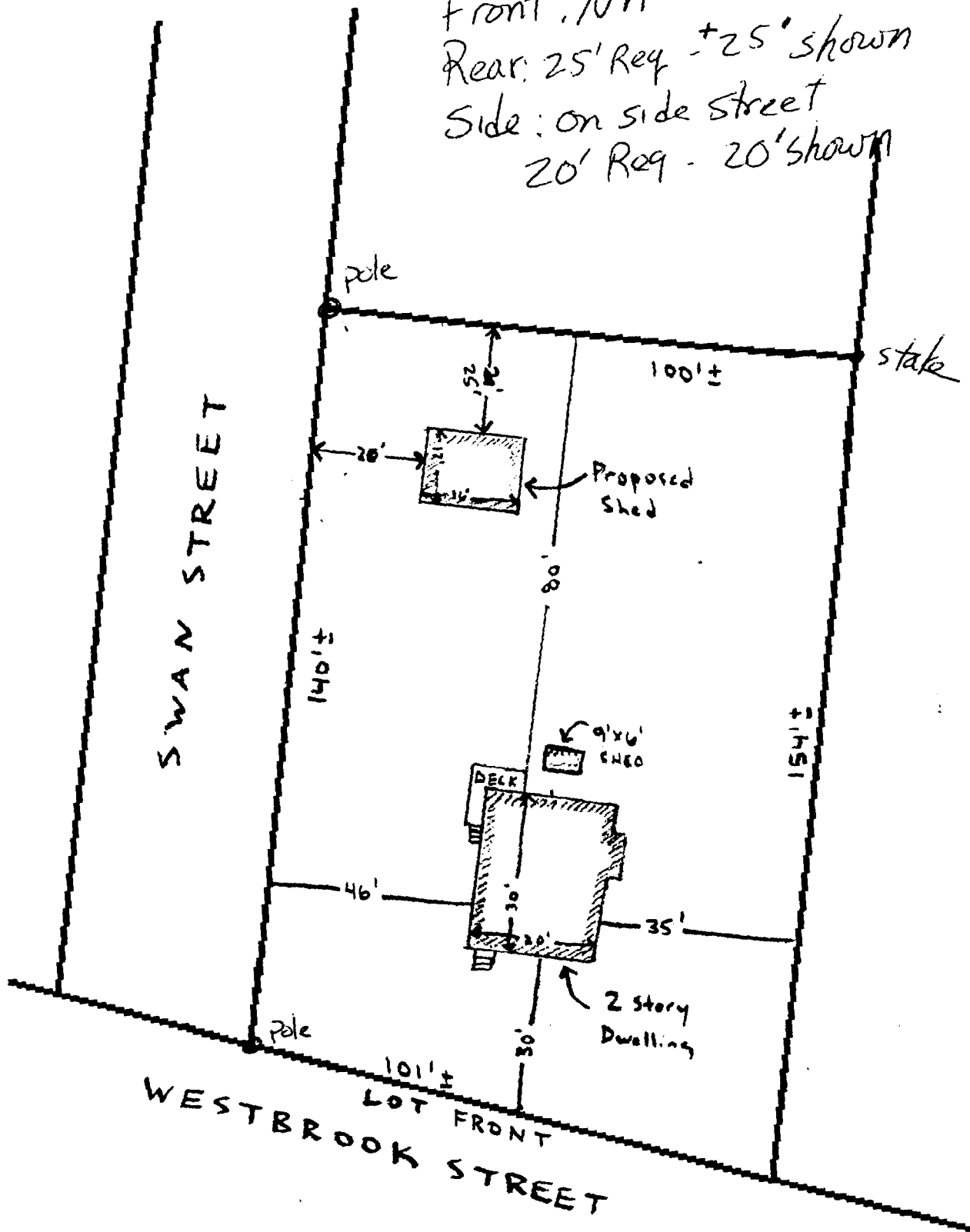
R-1  
 Lot size 15,000 SF  
 Front + rear 25'  
 Sides - 12 1 story  
 14 2 stories  
 side yard on street - 20'

R1 Zone

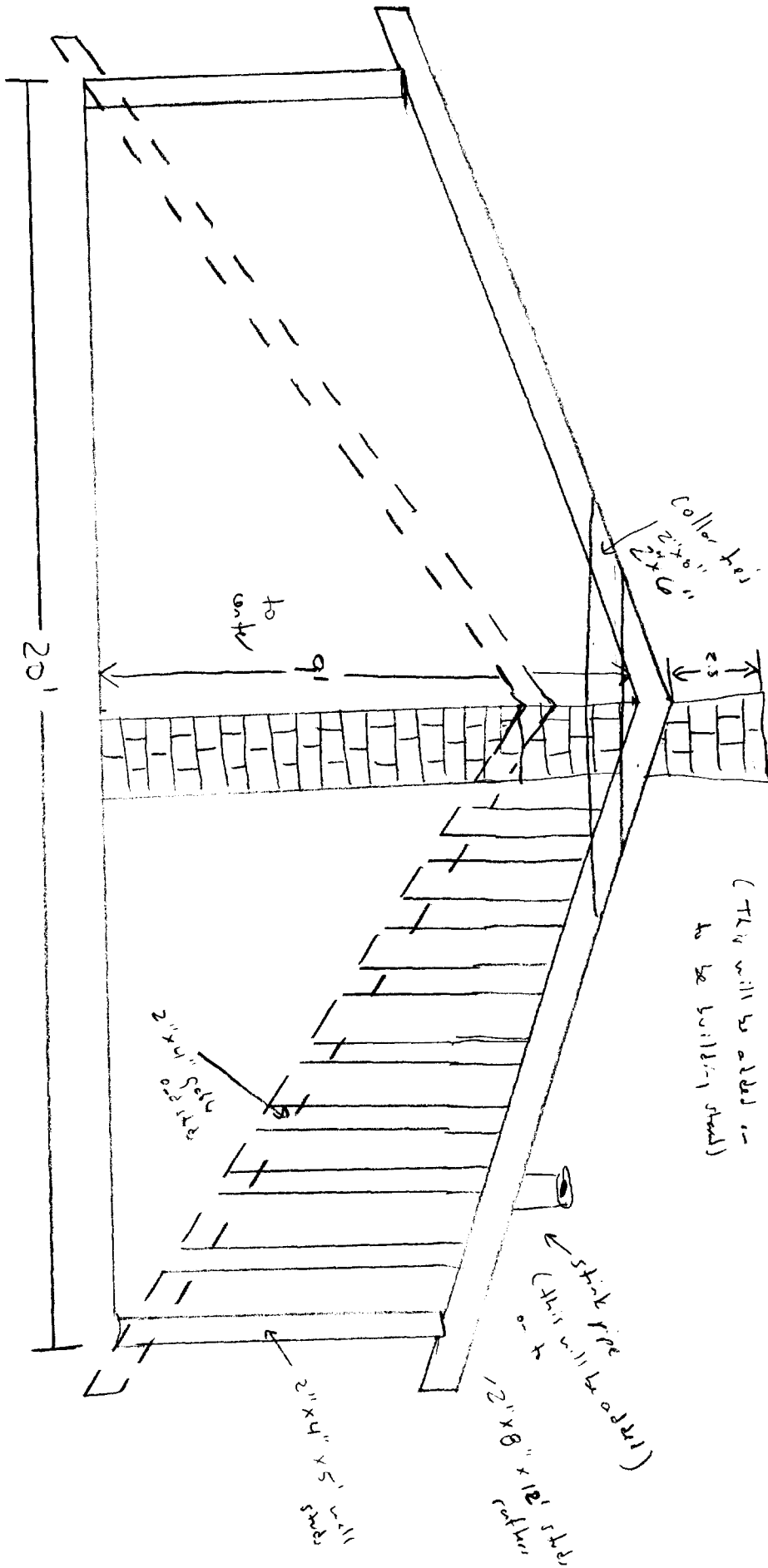
Front: NA

Rear: 25' Req - 25' shown

Side: on side street  
20' Req - 20' shown



4.12.14





40 - 2" x 4" studs \$ 80

40 - 2" x 8" x 12" studs \$ 120

egress . 5.715 ft (one open) less hole at level 2' x 3' ) add HP if the window  
is egress window \$ 480

6 - OSB Boards for sheathing } \$ 560

14 - OSB Boards for roof

20 - Asphalt Insul., \$ 220

Insulation 4600

10 - Cedar Sling Bundle \$ 135

\$ 2195

300 misc. (nails, etc)

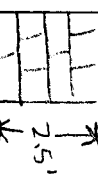
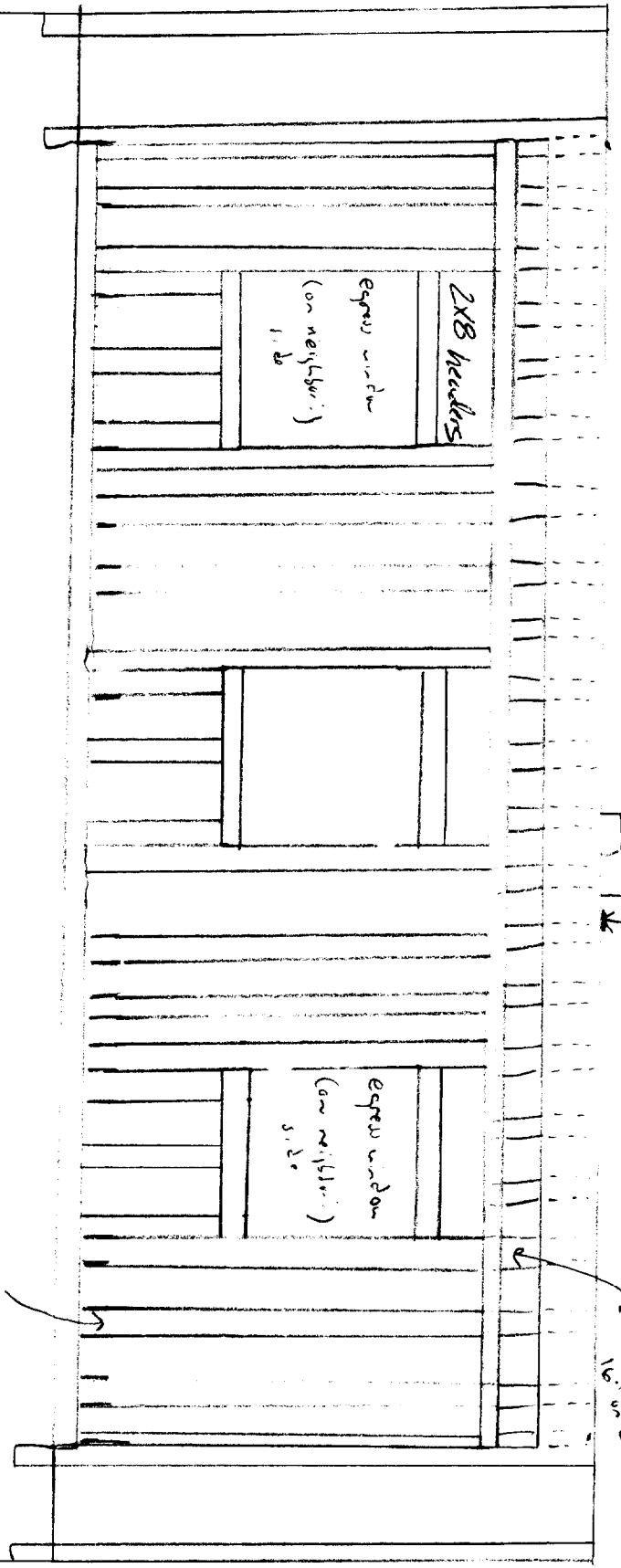
2495

X Add inside deck to soft  
subrooms

X have 2" x 8" leaders on egress windows



100 + 4 x 104  
10 11



2x4 studs  
16" on center

2'

5'

Asphalt shingles  
OSB sheathing for siding  
Color shingles for exterior siding  
Tar Paper for roof siding  
Insulation

2x8 headers -  
Typical.

2x4 studs with  
16" on center

2x8 headers

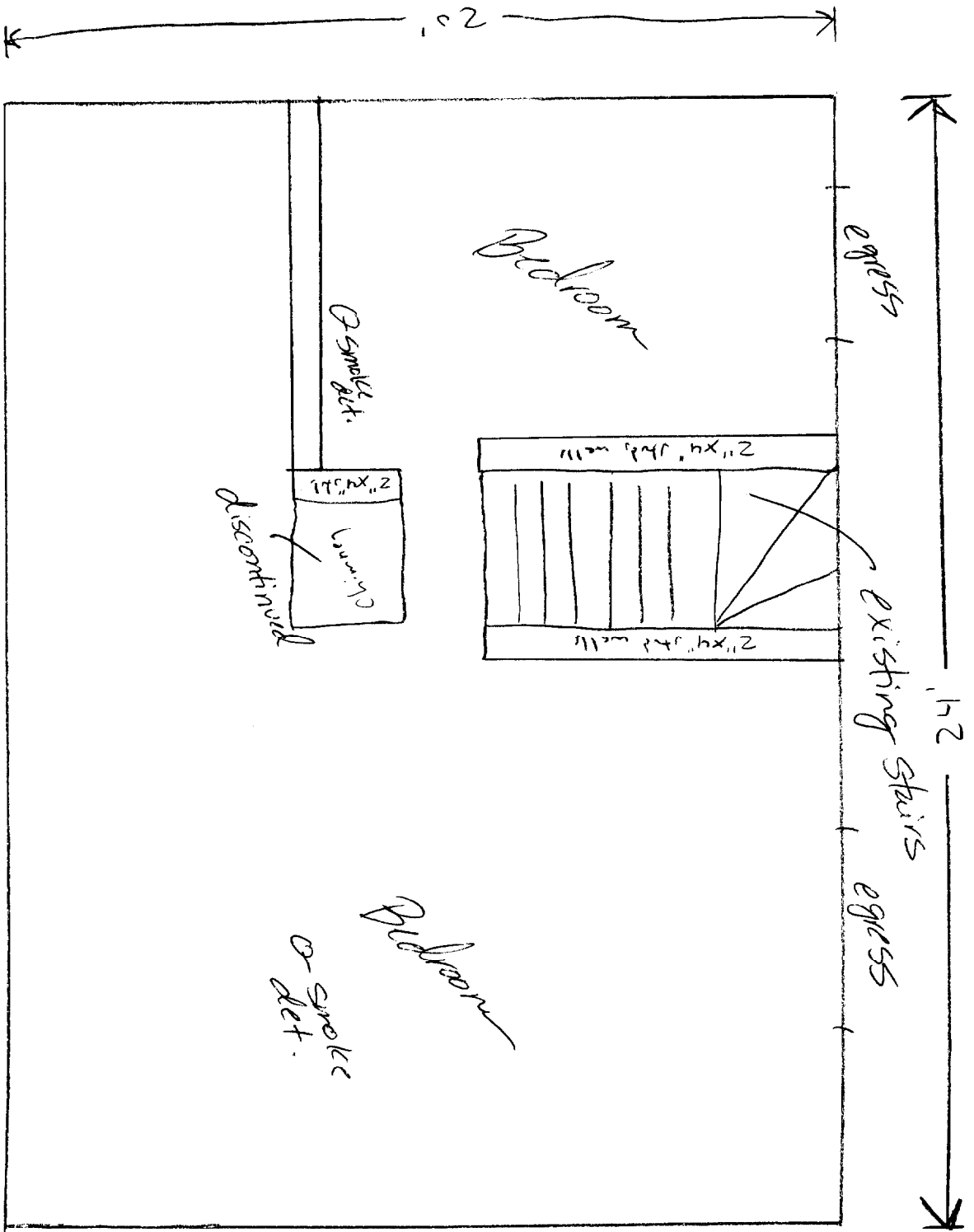
Exposed window

(on neighbor's  
1.5'

Exposed window

(on neighbor's  
3.25'

24'



\* Area was living space.  
used as living space.