

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT

PERMIT ISSUED
Permit Number: 051205
SEP 14 2005
CITY OF PORTLAND

This is to certify that COLLIN PHILIP E /Owner
has permission to deck additions
AT 164 FALMOUTH ST 051 A013001

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 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 is procured before this building or part thereof is labeled 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 _____
DepartmentName

Jamie Bourke 9/14/05
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: 05-205	Issue Date: SEP 14 2005	CBL: 051 A013001
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Location of Construction: 164 FALMOUTH ST	Owner Name: COLLIN PHILIP E	Owner Address: 164 FALMOUTH ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: 2 unit residential	Proposed Use: 2 unit residential/ After the fact building permit/ deck additions & side step & deck repair	Permit Fee: \$30.00	Cost of Work: \$800.00	CEO District: 3
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Proposed Project Description: deck additions	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IR-2003 JMB 9/14/05
	Signature:	Signature:

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

Permit Taken By: Idobson	Date Applied For: 08/22/2005	Zoning Approval	
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<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 information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using 14-A36 50% Allowance</i> <input type="checkbox"/> Flood Zone <i>using 14-A36 expansion</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <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: <i>9/6/05</i>	Date: _____	Date: _____



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

8/29/05 Met Phil Collin on site w/ Tom M. to review work
already started. Deck is above existing garage - also re-built
entry stairs on Deane St. side & replaced some framing & all
rails on 1st FL of 2 story side decks. ~~Phil~~ Phil will submit
details on those projects. OK to proceed w/ review. JMB

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1205	Date Applied For: 08/22/2005	CBL: 051 A013001
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Location of Construction: 164 FALMOUTH ST	Owner Name: COLLIN PHILIP E	Owner Address: 164 FALMOUTH ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: 2 unit residential/ After the fact building permit/ deck additions/repairs & rebuild side steps	Proposed Project Description: After the fact deck additions/repairs & rebuild of side steps
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/06/2005

Note: 9/6/05 received from Jeannie - using 14-436 and the 50% allowance Ok to Issue:

- 1) 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.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/14/2005

Note: 08/22/05 given to res T/J Ok to Issue:

8/29 due to the stop work order and possibility of violations, Tom M. & JB met w/Phil on site. He will have to submit more plans for additional work.
9/9 Received new plans, put with application by date recv'd.
9/14 spoke w/Phil C. About graspable handrails and stop work order fee. Ok to issue

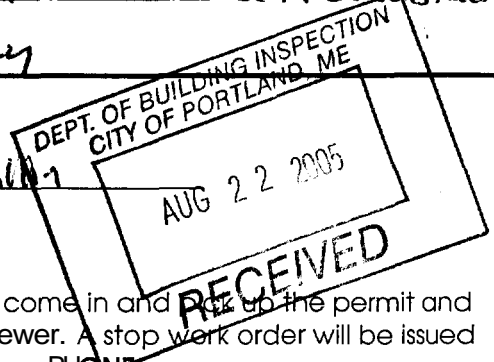
- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Marland Wing.

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>164-166 Falmouth Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2,639 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>51</u> Block# <u>A</u> Lot# <u>13</u>	Owner: <u>Philip Collin</u>	Telephone: <u>776-8434</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>Philip Collin, 164 Falmouth St, Portland</u>	cost Of Work: \$ <u>—</u> Fee: \$ <u>30⁰⁰/00</u>
<p>If the location is currently vacant, what was prior use: _____</p> <p>Approximately how long has it been vacant: _____</p> <p>Proposed use: <u>Deck addition over garage with flat roof and brick construction</u> Project description: <u>To Remain a two family</u></p>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Philip Collin</u> Mailing address: <u>164 Falmouth St, Portland, Maine 04101</u>		
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. PHONE: _____		



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.

	<u>Amount</u>
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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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA 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.

NA CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

x [Signature]

Signature of Applicant/Designee

Date 9/26/05

[Signature]

Signature of Inspections Official

Date

CBL: 51-A13

Building Permit #: 05-1205



PORTLAND MAINE

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

Planning&Development
Department
Lee D. Urban, Director

Inspection Services Director
Michael J. Nugent

August 18,2005

COLLIN PHILIP E
164 FALMOUTH ST
PORTLAND, ME 04102

COPY

CBL: 051 A013001
Located at 164 FALMOUTH ST

Certified Mail 70022410000081325027

Dear COLLIN PHILIP E ,

VIOLATION

An evaluation of the above-referenced property on 08/17/2005 revealed that building construction has been conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

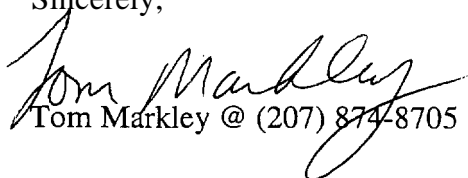
Appropriate permitting has not been issued for the property listed above; therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You must either dismantle the un-permitted rear deck and right side stairway or apply for an after the fact Building Permit, within **10 days** this notice. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,


Tom Markley @ (207) 874-8705



164 Falmouth St
51-A-13

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	051 A013001
Location	164 FALMOUTH ST
Land Use	TWO FAMILY
Owner Address	COLLIN PHILIP E 164 FALMOUTH ST PORTLAND ME 04102
Book/Page	21664/122
Legal	51-A-13 FALMOUTH ST 164 DEANE ST 73-77 2639 SF

05-1205
US 14-436

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$55,580	\$144,900	\$200,480

50% Allowance

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$82,600	\$189,100	\$271,700

* 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 1920	Style Old style	Story Height 2	Sq. Ft. 2649	Total Acres 0.061
Bedrooms 7	Full Baths 2	Half Baths	Total Rooms 12	Attic unf/n
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

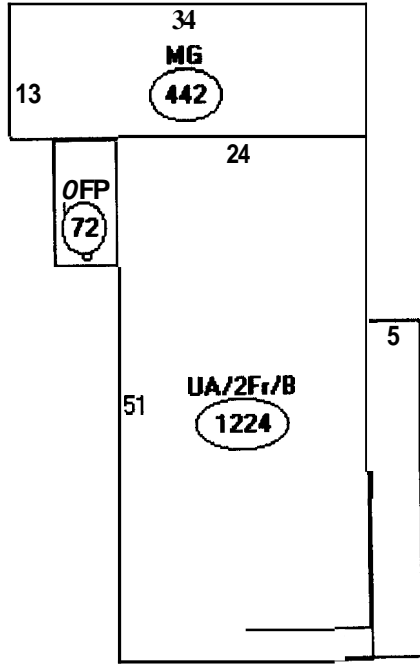
Date	Type	Price	Book/Page
08/12/2004	LAND + BLDING	\$265,000	21664-122
03/31/2000	LAND + BLDING	\$132,000	15395-189

Picture and Sketch

Picture Sketch Tax Map

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

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



Descriptor/Area

4:UA/2Fr/B
1224 sqft

B: OFF
72 sqft

C:MG
442 sqft

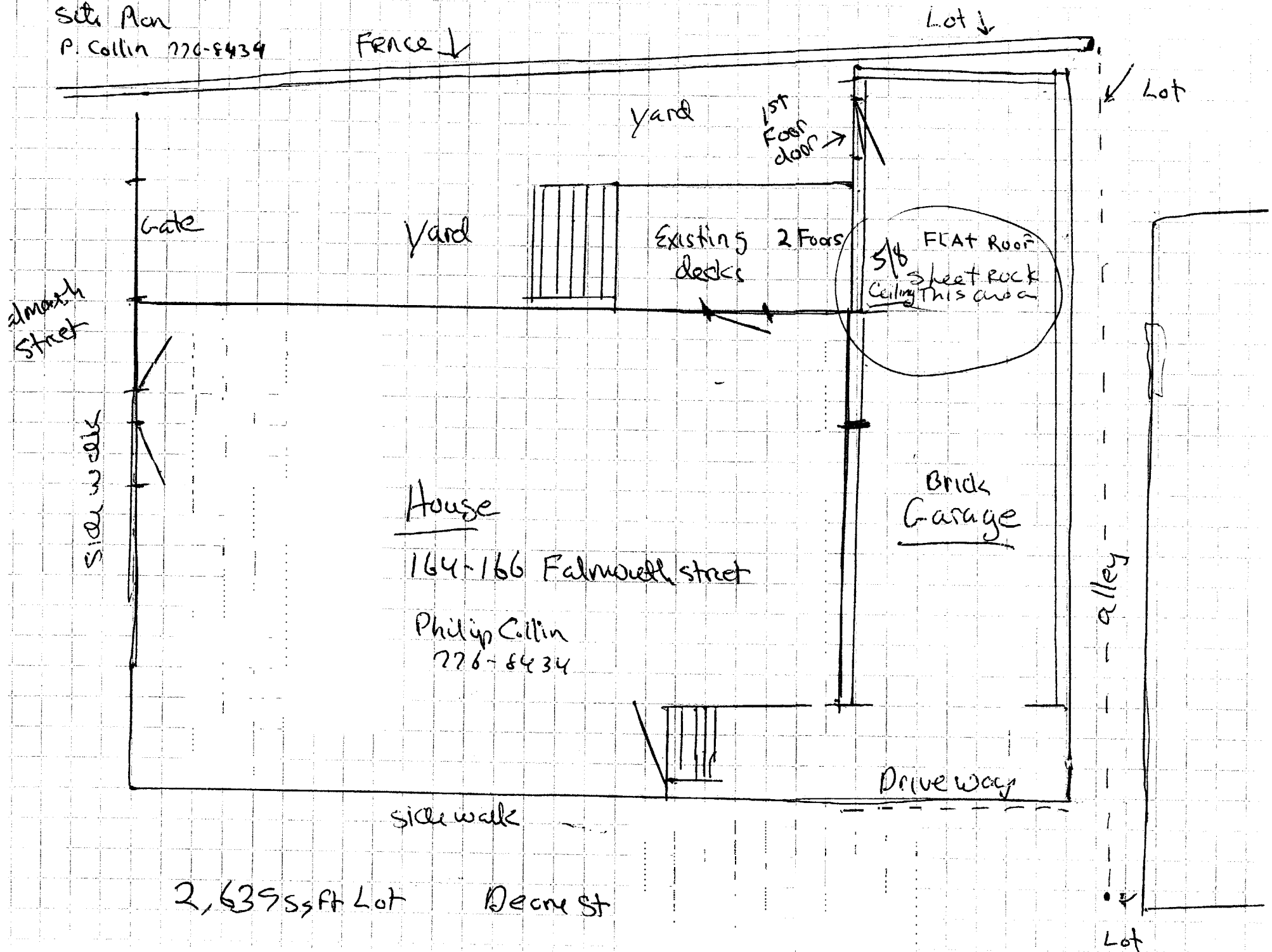
D:1Fr/B
201 sqft

$$\begin{array}{r} 1224 \\ 72 \\ 442 \\ 201 \\ \hline 1939 \end{array} \times 50\% = 969.50 \text{ sqft}$$
 MAX

164 Falmouth St
51-A-13

New deck showing $10.5' \times 11.67' = 122.54 \text{ sqft}$
 13% used of 50% allowance

164 Falmouth
Site Plan
P. Collin 776-8434



2,639 sq ft Lot Deane St

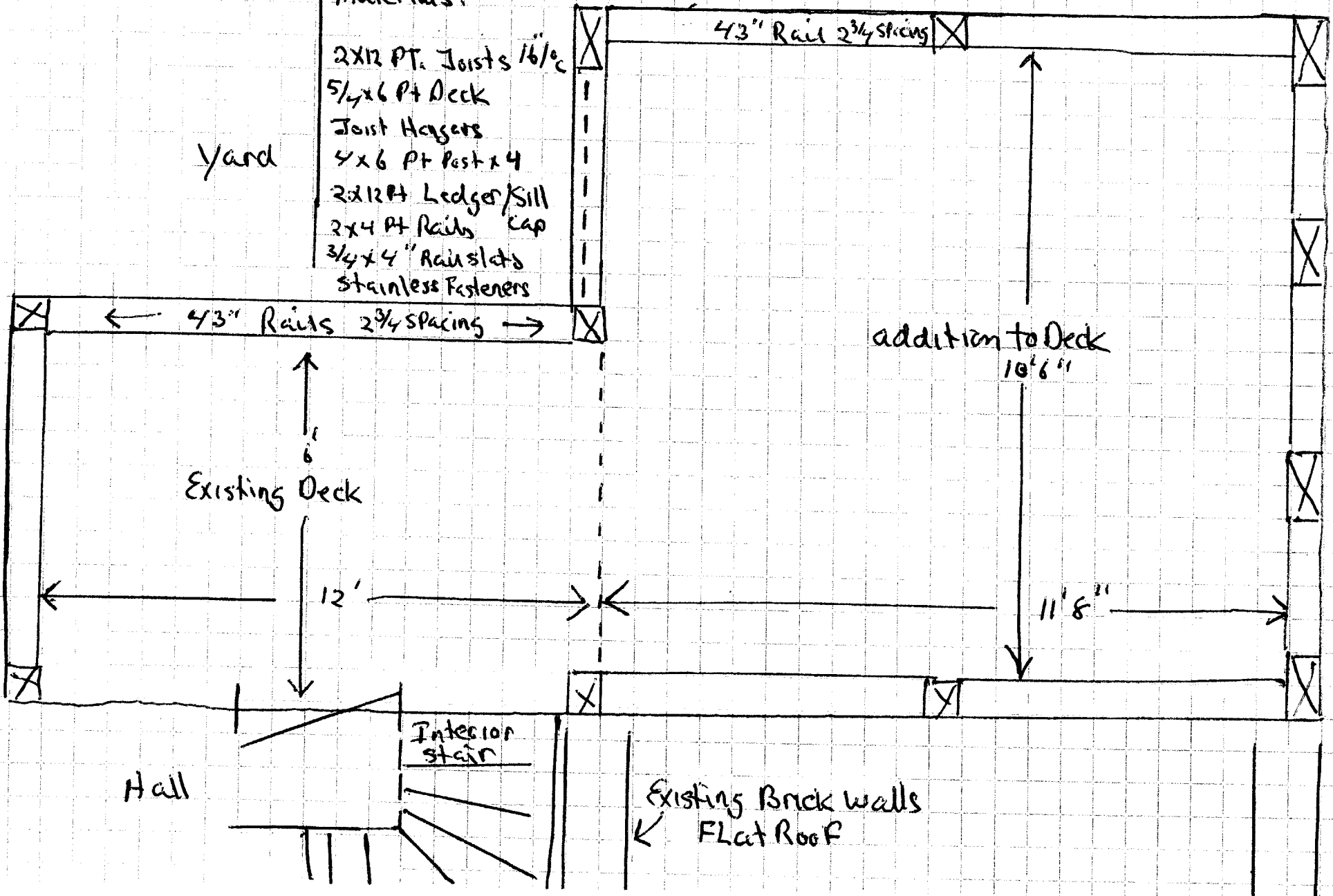
2nd Floor Deck addition
 164 Falmouth Street, Portland
 776-8434 Philip Collin

Over Head View

addition
 ↓ ↓

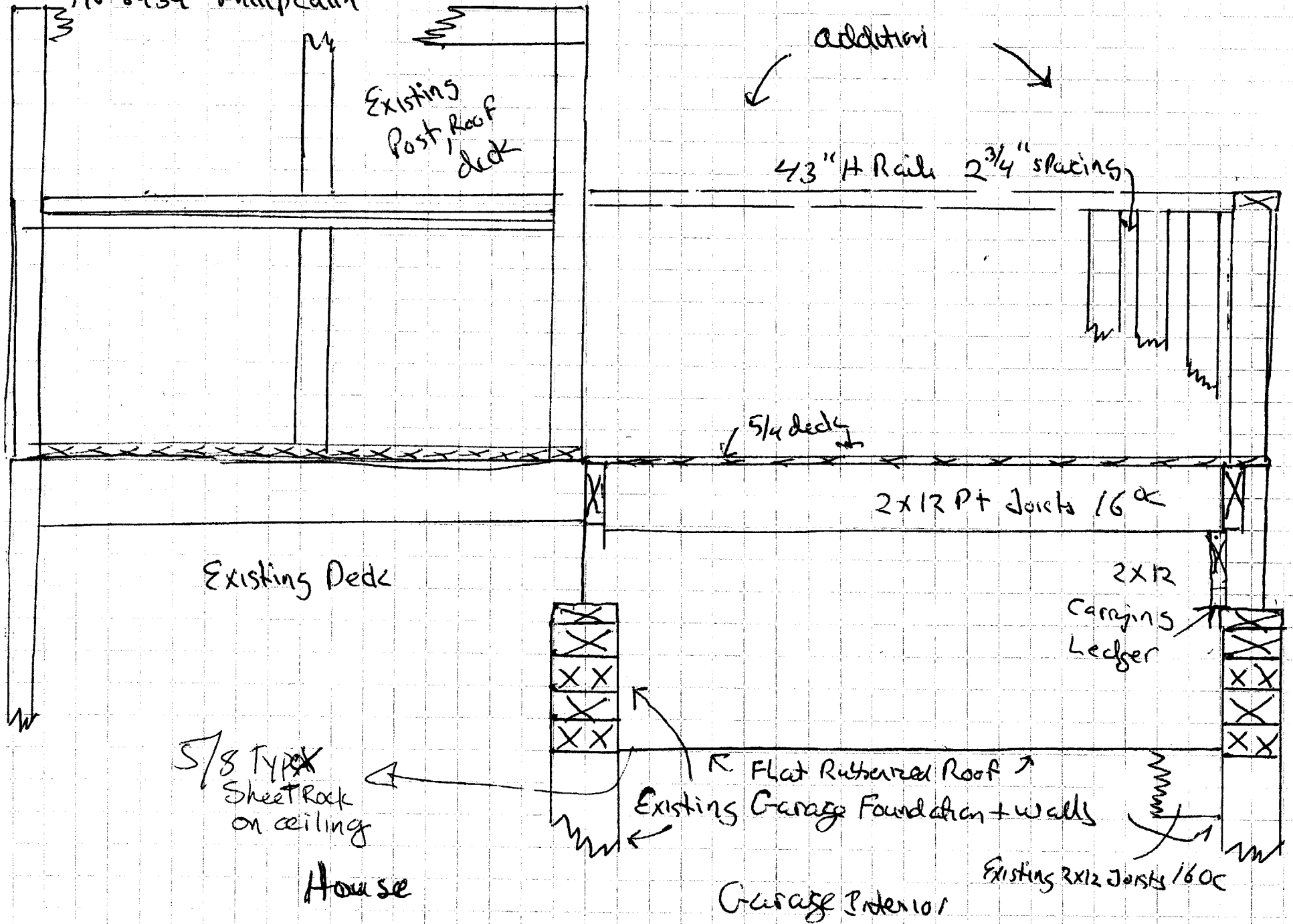
- Materials:
- 2x12 PT. Joists 16" c
 - 5/4x6 PT Deck
 - Joist Hangers
 - 4x6 PT Post x 4
 - 2x12 PT Ledger/Sill
 - 2x4 PT Raibs cap
 - 3/4x4" Raib slots
 - Stainless Fasteners

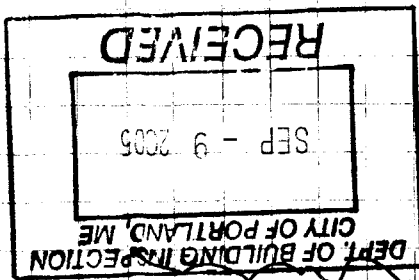
Yard



2nd Floor Deck Addition
164 Falmouth street
76-8434 Philip Collin

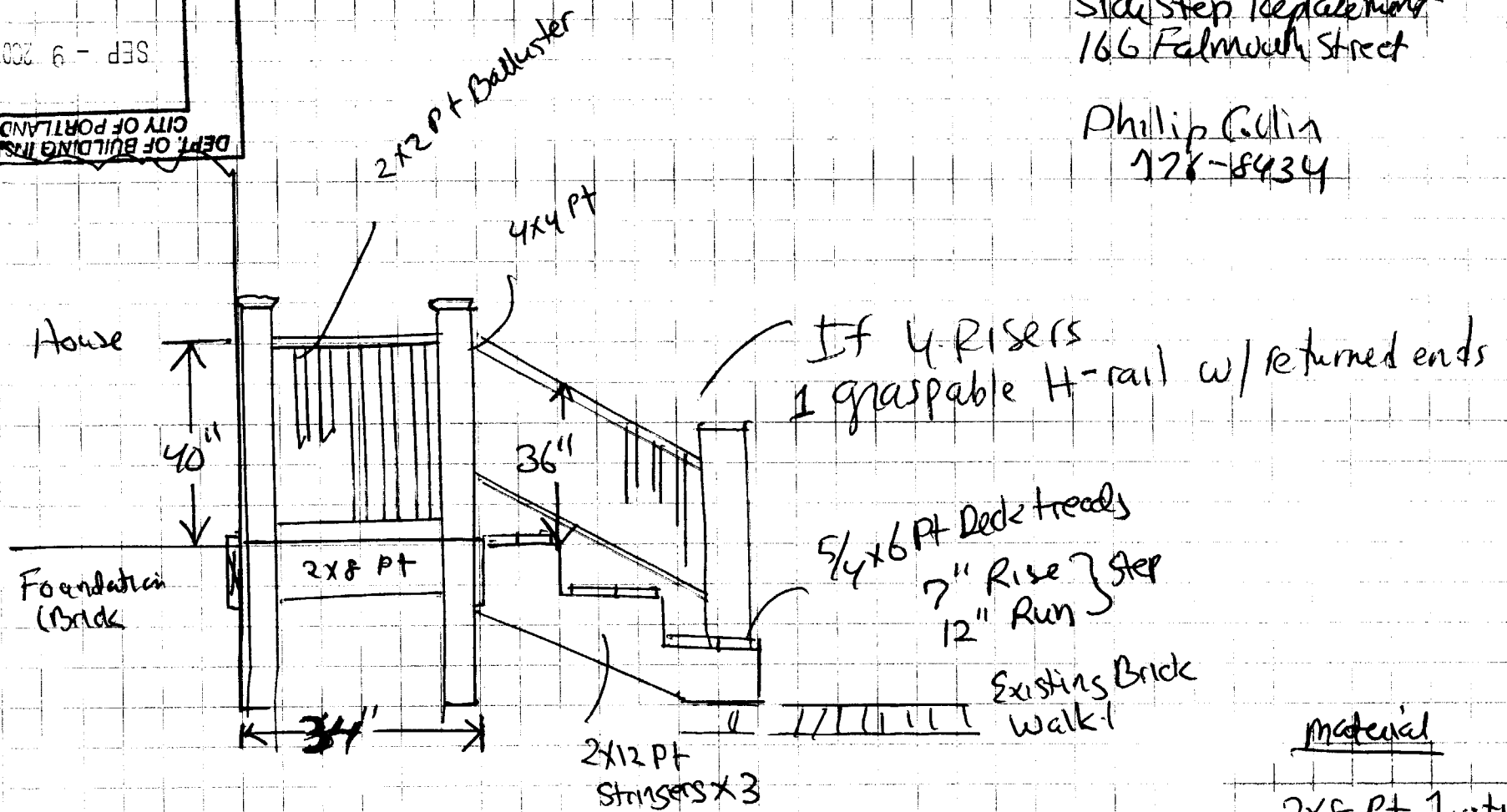
Elevation Deane street View





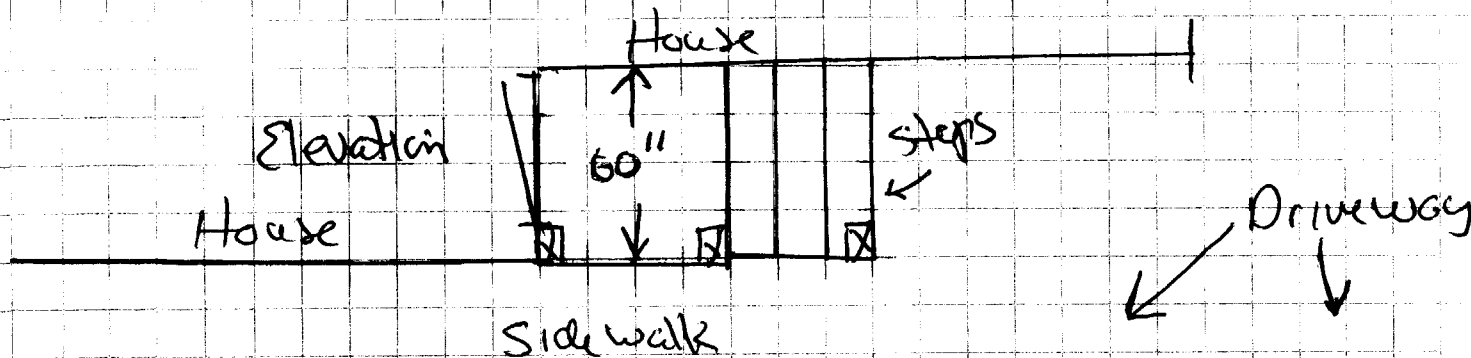
Side Step Replacement
166 Falmouth Street

Philip Gulin
778-8434



Material

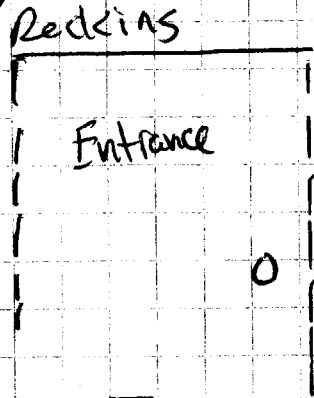
- 2x8 PT Joists
- 2x12 PT Stringers
- 5/4x6 Decking
- 2x2 PT Ballusters
- 2x4 PT Rails
- 4x4 PT Posts
- Stainless
galvanized Fasteners



Material

- Joist 2x8x10 Press treated
- deck 5/4x6 " " "
- 1x4" PT Pine
- 2x4 PT Redkins stroke

Elevation



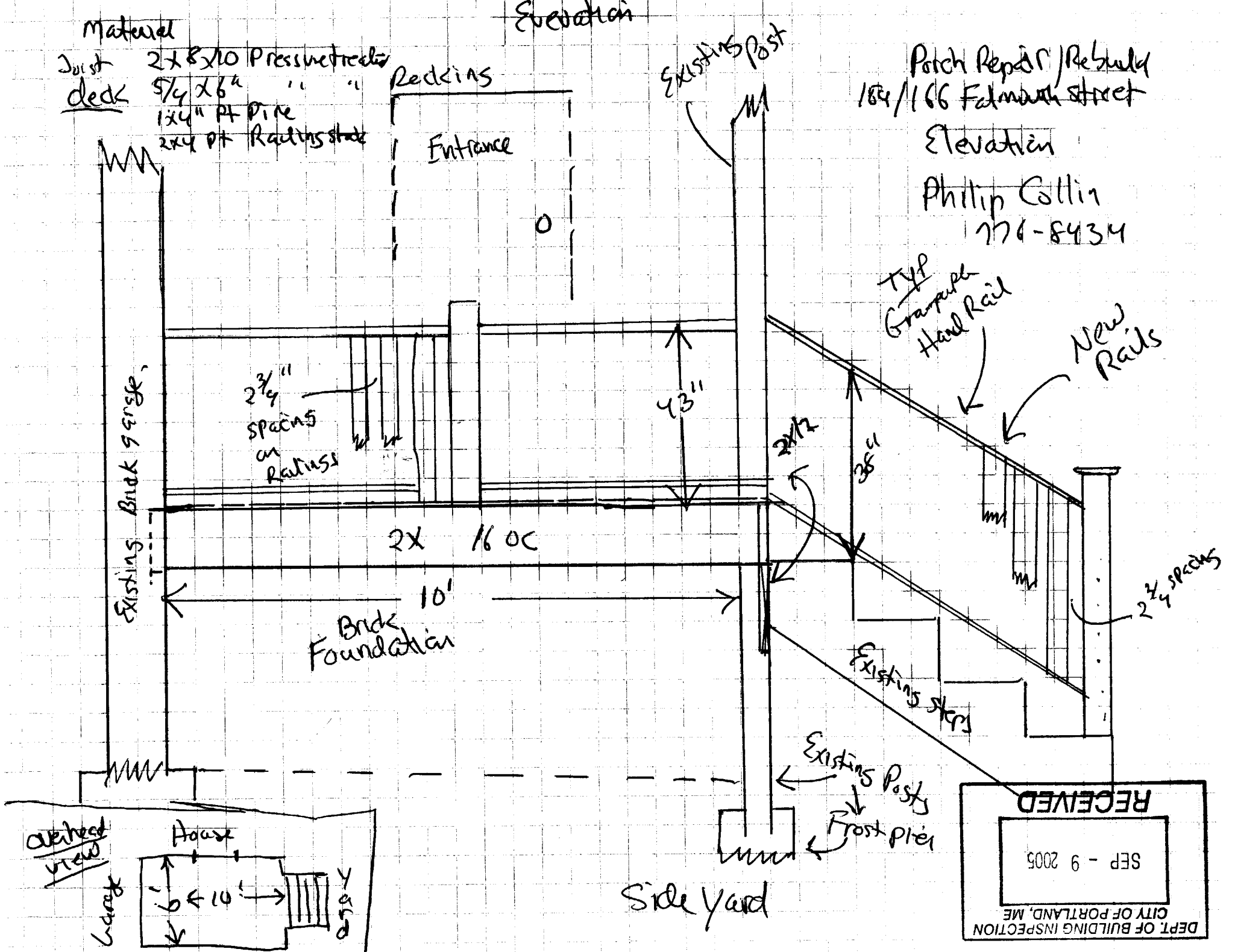
Porch Repair/Rebuild
184/186 Falmouth Street

Elevation

Philip Collin
771-8434

TYP
Granite
Hand Rail

New
Rails



2 3/4" SPACING
on
RAILINGS

2x 16 OC

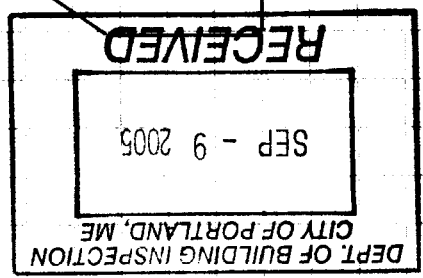
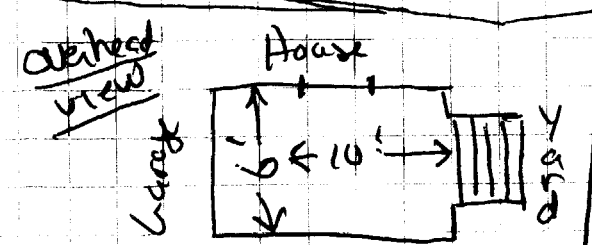
10'
Brick
Foundation

Existing steps

2 3/4" SPACING

Existing Posts
Frost pier

Side yard





CITY OF PORTLAND, MAINE
Department of Building Inspections

022 20 05

Received from Philip Collins

Location of Work 1164 1166 Felchman Ave

Cost of Construction \$ _____

Permit Fee \$ 30⁰⁰

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

Other _____

CBL: 51A13

Check #: 10

Total Collected \$ 30⁰⁰

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept. 26 20 05

Received from

Phil Collin

Location of Work

164 Falmouth

Cost of Construction

\$ Ø

Permit Fee

\$ 100.00

Building (I1) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other

stop work order removal

CBL:

51-A-13

Check #:

555

Total Collected \$

100.00

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.

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