

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

**PERMIT ISSUED**

**MAY 24 2005**

Permit Number: 050624

**CITY OF PORTLAND**

Please Read Application And Notes, if Any, Attached

This is to certify that Seiler Gail L/self  
 has permission to Relplace floor boards and railings on 1st and 2nd floor decks, replace size of 2nd fl  
 AT 221 Dartmouth St City of Portland Permit Number 082 A024001

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 written permission procured before this building or part thereof is entered or occupied. **NO WORK 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 \_\_\_\_\_

*Jeanie Bonke* 5/24/05  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**PERMIT ISSUED**

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

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

|                       |                                   |                  |
|-----------------------|-----------------------------------|------------------|
| Permit No:<br>05-0624 | Issue Date:<br><b>MAY 24 2005</b> | CB#: 082 AC24001 |
|-----------------------|-----------------------------------|------------------|

|   |                              |                                      |                    |
|---|------------------------------|--------------------------------------|--------------------|
| Location of Construction:<br>221 Dartmouth St | Owner Name:<br>Seiler Gail L | Owner Address:<br>27 Rackleff St     | Phone:<br>771-1993 |
| Business Name:                                | Contractor Name:<br>self     | Contractor Address:                  |                    |
| Lessee/Buyer's Name                           | Phone:                       | Permit Type:<br>Alterations - Duplex | Zone:<br>RS        |

**CITY OF PORTLAND**

|   |   |   |
|---|---|---|
| Past Use:<br>Two Family   | Proposed Use:<br>Two Family w/replacement of deck boards and railings | \$30.00   \$650.00   3  |
| Proposed Project Description:<br>Relplace floor boards and railings on 1st & 2nd floor decks, reduce size of 2nd fl |   | <b>FIRE DEPT:</b><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><br><b>INSPECTION:</b><br>Use Group: R3 Type: SB<br>IRC-2003<br>Signature: JMB 5/24/05<br><b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b><br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |

|                         |                                 |                        |
|-------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>jmb | Date Applied For:<br>05/24/2005 | <b>Zoning Approval</b> |
|-------------------------|---------------------------------|------------------------|

|   |   |  |
|---|---|--|
| <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: JMB 5/24/05 | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>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 |

**City of Portland, Maine - Building or Use Permit**

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

|                       |                                 |                     |
|-----------------------|---------------------------------|---------------------|
| Permit No:<br>05-0624 | Date Applied For:<br>0512412005 | CBL:<br>082 A024001 |
|-----------------------|---------------------------------|---------------------|

|   |                              |                                      |                        |
|---|------------------------------|--------------------------------------|------------------------|
| Location of Construction:<br>221 Dartmouth St | Owner Name:<br>Seiler Gail L | Owner Address:<br>27 Rackleff St     | Phone:<br>( ) 771-1993 |
| Business Name:                                | Contractor Name:<br>self     | Contractor Address:<br>Portland      | Phone:                 |
| Lessee/Buyer's Name                           | Phone:                       | Permit Type:<br>Alterations - Duplex |                        |

|   |   |
|---|---|
| Proposed Use:<br>Two Family w/replacement of deck boards and railings | Proposed Project Description:<br>Relplace floor boards and railings on 1st & 2nd floor decks, reduce size of 2nd fl |
|---|---|

Dept: Zoning      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 0512412005  
 Note:      Ok to Issue:

Dept: Building      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 05/24/2005  
 Note:      Ok to Issue:



Richard Seiler  
219 & 221 Dartmouth Street  
Portland  
Front Porch

I do apologize for the mistake of rebuilding a porch without a building permit, I was not aware that I have to have a permit even it was a "repair" and improvement to follow code  
I do have a sketch of the work

We did have to replace the floor boards on the existing front porch of the 1st **floor**, because they had been bad.

We did have to replace the hand rail on the existing front porch of the 1st floor, because they had been bad and the railing was too low to meet the required heights of 42"

the new hand rail is 42" high and a space between the uprights of no more than 4"

We did not do any change to the existing size or structure, it was a repair and improvement only

the roofing material under the 2nd floor front porch needed replacement due to damage of the tenants

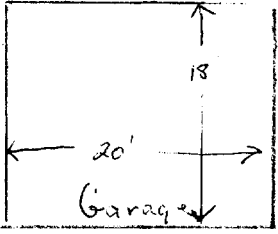
we did remove the old 2nd floor front porch structure to allow us to replace the roofing material  
after we did construct a new porch from PE lumber with a new rail all around to the required heights of 42" and a space between the uprights of no more than 4"

the width of the front porch has been reduced from originally 289" to now 186", the depth is the same as the original porch

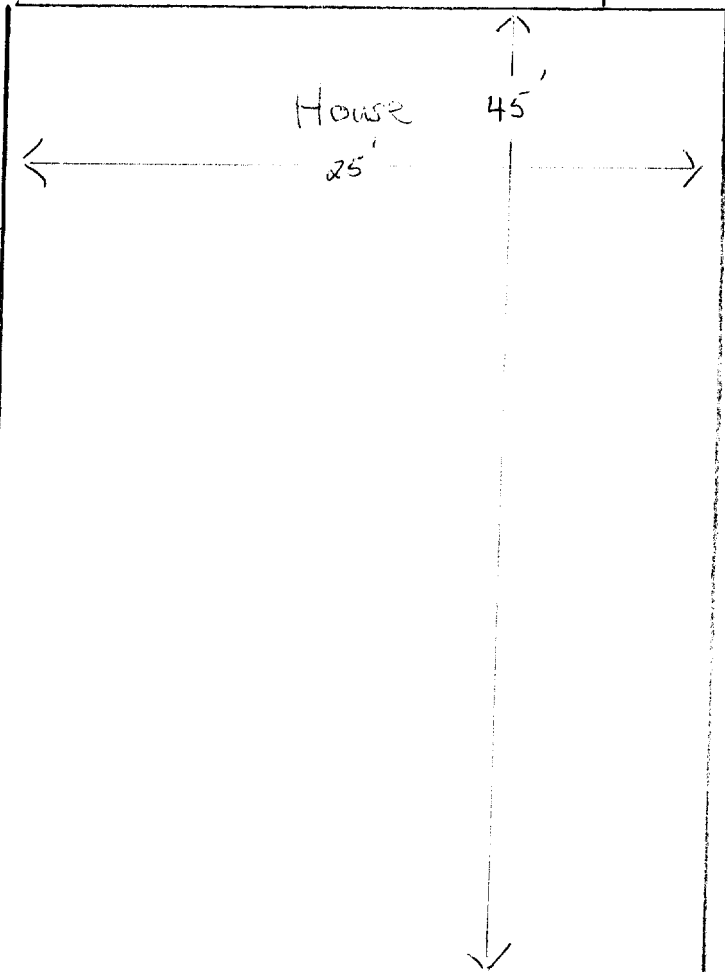
I did install a decking to prevent the damage to the roof material

Property Line ↘

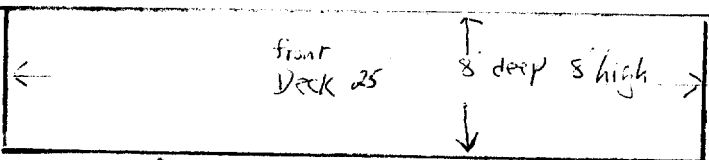
Property Line ←



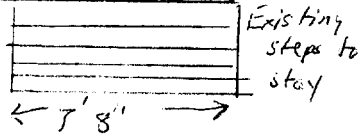
Exist. deck 1st + 2nd floors



R-5 Zone  
Repair in existing Footprint



Front deck under request for permit to repair floorboards + railing 25' wide 3' deep 8' high 40" above ground.



75' paved driveway

16' paved driveway

24'

Property Line

Property Line ↘

← Sidewalk →

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     | 082 A024001  |
| Location      | 221 DARTMOUTH ST                                     |
| Land Use      | TWO FAMILY   |
| Owner Address | SEILER GAIL L<br>27 RACKLEFF ST<br>PORTLAND NE 04103 |
| Book/Page     | 13289/306  |
| Legal         | 82-A-24<br>DARTMOUTH ST 221-223<br><br>5535 SF       |

### Current Valuation Information

|          |           |           |
|----------|-----------|-----------|
| Land     | Building  | Total     |
| \$30,560 | \$117,170 | \$149,730 |

### New Estimated Valuation Information

|          |           |           |                |
|----------|-----------|-----------|----------------|
| Land     | Building  | Total     | Phase-In Value |
| \$66,500 | \$167,700 | \$254,200 | \$201,965      |

### Property Information

|            |            |              |             |             |          |
|------------|------------|--------------|-------------|-------------|----------|
| Year Built | Style      | Story Height | Sq. Ft.     | Total Acres |          |
| 1915       | Old Style  | 2            | 2766        | 0.127       |          |
| Bedrooms   | Full Baths | Half Baths   | Total Rooms | Attic       | Basement |
| 6          | 2          |              | 10          | Full Finsh  | Full     |

### Outbuildings

|              |          |            |       |       |           |
|--------------|----------|------------|-------|-------|-----------|
| Type         | Quantity | Year Built | Size  | Grade | Condition |
| GARAGE-WD/CB | 1        | 1915       | 20X18 | C     | A         |

### Sales Information

|            |               |           |           |
|------------|---------------|-----------|-----------|
| Date       | Type          | Price     | Book/Page |
| 08/01/1997 | LAND + BLDING | \$154,000 | 13289-306 |

### Picture and Sketch

Picture      Sketch      Tax Map

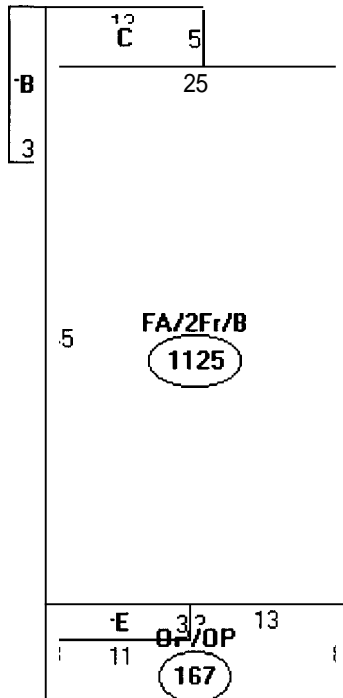
[Click here to view Tax Roll Information.](#)

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

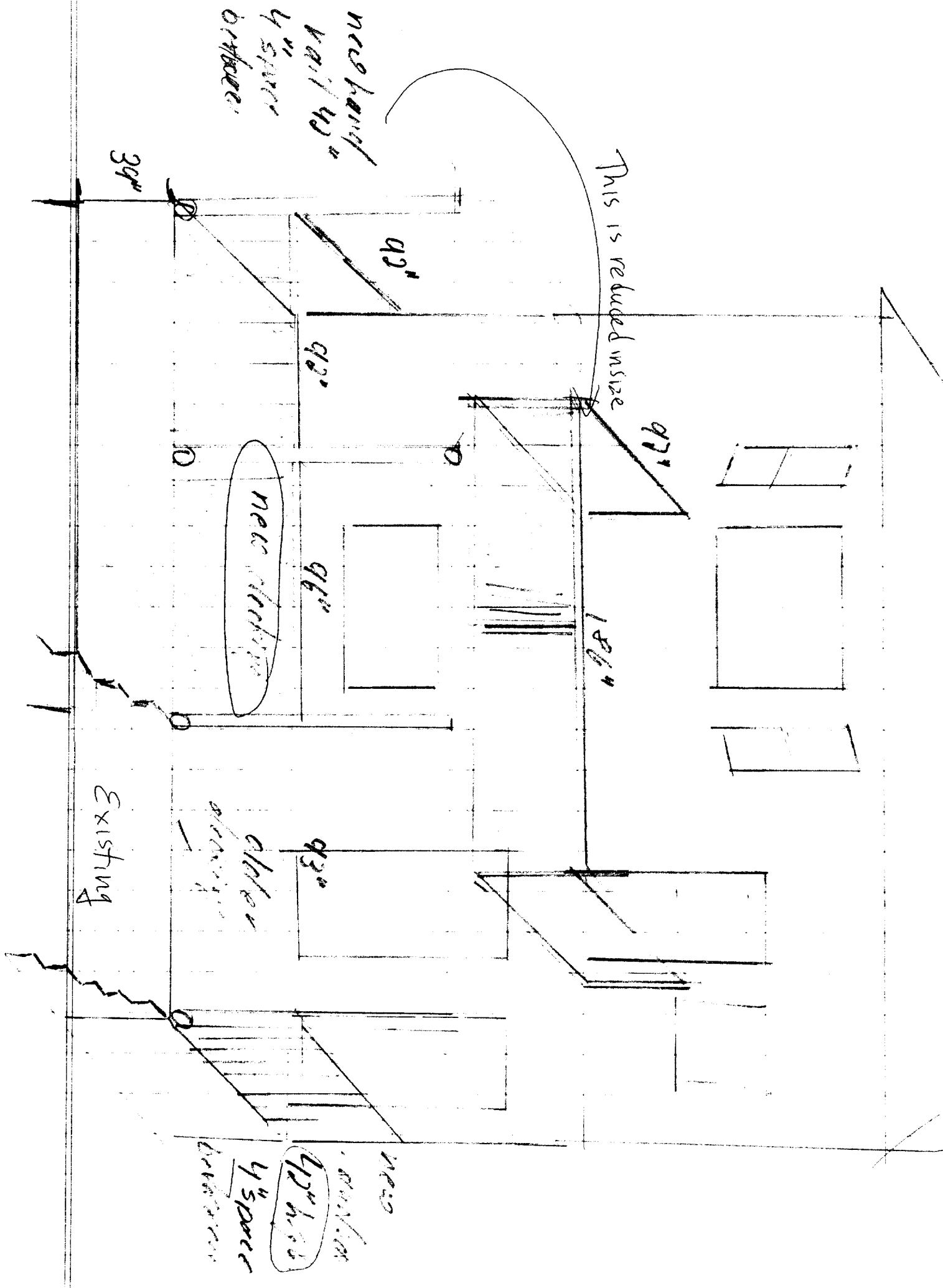
[Click here to view comparable sales or below to view by](#)







| <u>Descriptor/Area</u> |                       |
|------------------------|-----------------------|
| A                      | FA/2Fr/B<br>1125 sqft |
| E                      | WD<br>39 sqft         |
| C                      | OP/OP<br>65 sqft      |
| D                      | OP/OP<br>167 sqft     |
| E                      | 2FBAY/B<br>33 sqft    |



new hand rail  
4" space  
between

This is reduced insize

new window

existing

older window

new window  
4" space  
between

39"

93"

92"

96"

97"

98"

93"

# 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.

- 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.

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

Paul L. Miller  
Signature of Applicant/Designee

Date

Leanne Bonta  
Signature of Inspections Official

Date

CBL: 82-A-24

Building Permit #: 05-06 2Y