

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CHET RANDALL

Located At 112 ELIZABETH RD

Job ID: 2011-08-2046-ALTR

CBL: 120-B-016-001

has permission to Replace the front/ rear Porches and first floor Windows Only (Owner will Re-submit Plans for Dormer(s)/ Interior Renovations).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

12/06/2011

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.**
 1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to Close-In
 4. 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

Job ID: 2011-08-2046-ALTR

Located At: 112 ELIZABETH RD

CBL: 120- B-016-001

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 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the understanding that the shed dormer and the gable dormer that are being added are not adding any floor area because the outside wall is already at 4', only volume is being added.
5. This permit is being issued with the condition that all the work is taking place within the existing footprint.

Building

1. **This permit approves the addition of a front porch and first floor window replacement (non-load bearing side) only.**
2. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
7. **Note: Owner will utilize (2) 2 X12", (3) 2 X 10" or (4) 2 X 8" PT Beams for the 8-4" porch span between 8" Sona® Tubes; Finish Headroom of the proposed porch will be 7-0" minimum.**

City of Portland, Maine - Building or Use Permit Application

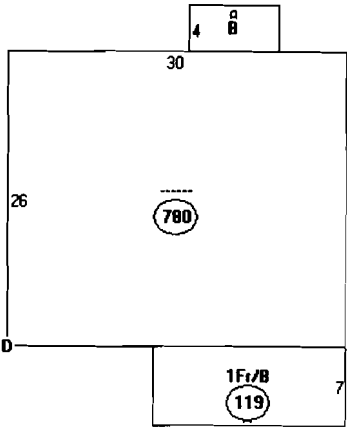
389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-08-2046-ALTR	Date Applied: 8/18/2011	CBL: 120 - - B - 016 - 001 - - - - -	
Location of Construction: 112 ELIZABETH RD	Owner Name: CHET RANDALL	Owner Address: 112 Elizabeth Rd. PORTLAND, ME 04102	Phone: 207-775-1006
Business Name:	Contractor Name: Jared Reitze, J & J Builders	Contractor Address: 1175 E. Pittston Rd., Pittston, ME 04345	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Building - Additions & Alterations	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family - Add gable dormer (11' wide by 9.5' deep) and a 2 nd floor deck in front, add shed dormer (27.5' long by 10' deep) in rear, replace front & rear steps.	Cost of Work: 55000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBEL Signature: 
Proposed Project Description: Addition of gable & shed dormer & replace rear & front steps		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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>9/14/11 ABN</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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>ABN</i>
	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



Descriptor/Area
A:
780 sqft
B: WD
32 sqft
C: 1Fr/B
119 sqft
D: RG1
400 sqft

R-3

XXV's



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: <u>112 Elizabeth Road, Portland ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>7375</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>120 B 14</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Chet Randall</u> Address <u>112 Elizabeth Rd</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>207-275-1006</u> <u>207-232-7205 (cell)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>55,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>1) full length shed dormer on rear of house 2) divide new space into 3 bedrooms 3) upstairs bath 4) front gable dormer for new master bedroom 5) second floor deck 6) renovate front existing porch area 7) replace rear steps 8) replace front steps.</u>	Contractor's name: <u>Jared Reitze, J&S Builders</u> Address: <u>1175 E. Pittston Rd, Pittston, ME</u> City, State & Zip: <u>Pittston, ME 04345</u> Telephone: _____ Who should we contact when the permit is ready: <u>Chet Randall</u> Telephone: <u>775-1006</u> Mailing address: <u>112 Elizabeth Road, Portland, ME 04102</u> <u>232-7205 (cell)</u>	

8-22-11

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, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies, this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by 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 the owner of record authorizes me 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 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.

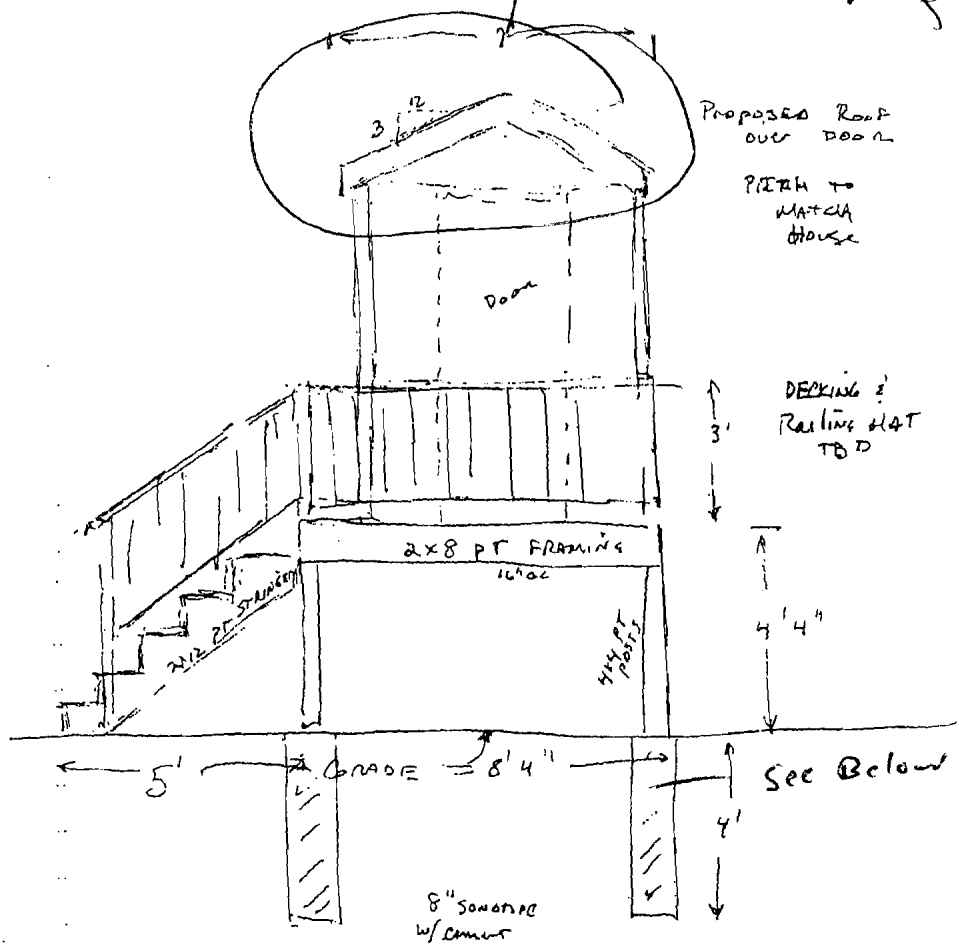
RECEIVED
AUG 18 2011
Department of Inspections
City of Portland, Maine

Signature: Chet Randall Date: 7/17/11

This is not a permit; you may not commence ANY work until the permit is issued

crandall1@ptmaine.com

8/30/11
 spoke to Chet Randall
 this is going to be
 a shed roof as
 shown on
 web, structural
 plans.



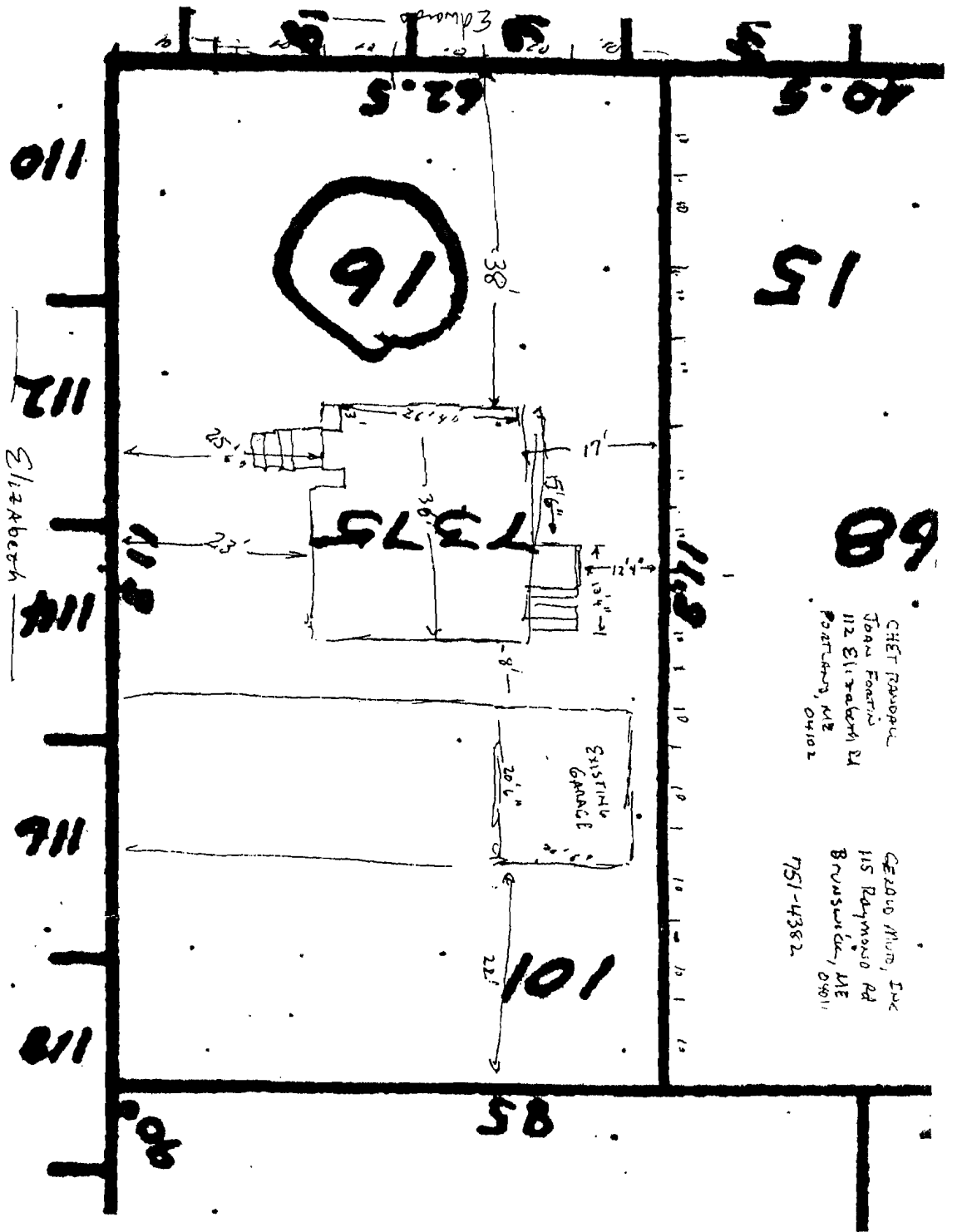
NEW / Proposed roof over
 deck (not closed in)

near entry

Min. Girder

- (2) 2x12"
- (3) 2x10"
- (4) 2x8"

12/01/11



CHESTER RANDOLPH
 JOHN FERRIS
 112 Elizabeth St
 Portland, ME
 04102

GEORGE MUMFORD, INC
 115 Raymond Rd
 Brunswick, ME
 04011
 751-4382

R-3

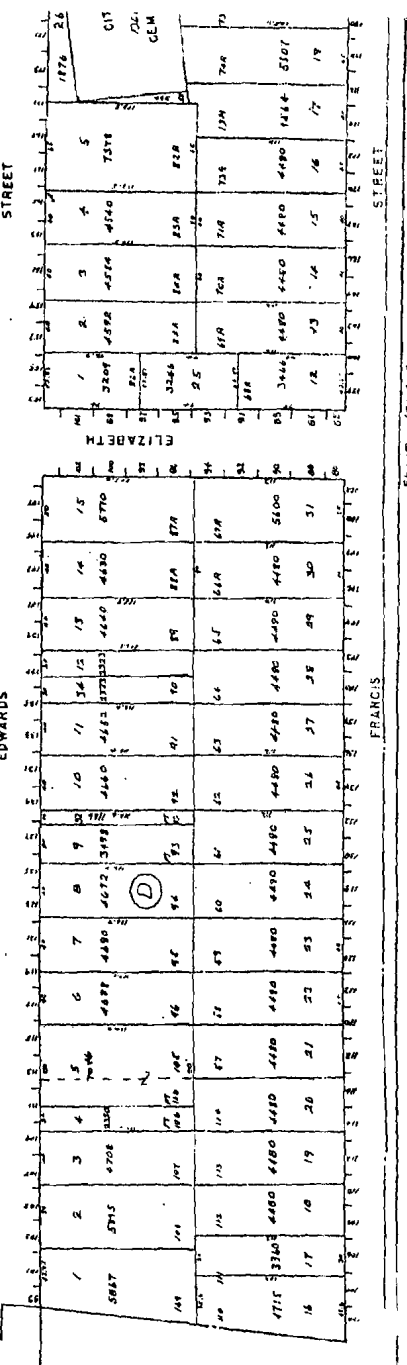
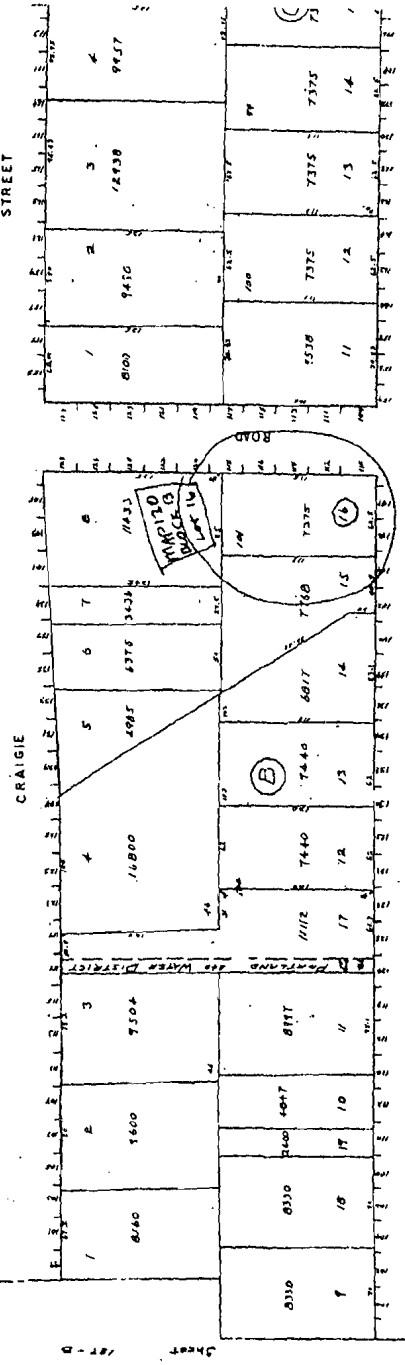
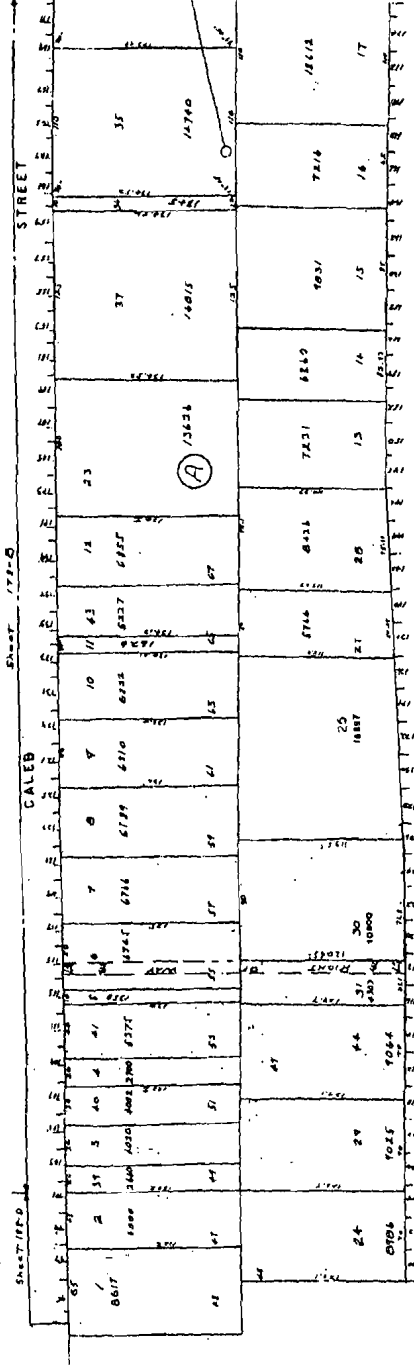
lot size . 7375 sq ft

front - 25' min - 23' 5" max.

visit section 14-438(B).

[Signature]
 60% of floor footprint
 60% of 631 = 379 sq ft

* clonuses are not adding any floor area. Existing outside walls are at 4' - just adding volume (head room).



Randall, Chet

From: Phil Kaplan [phil@kaplanthompson.com]

Sent: Friday, August 19, 2011 1:45 PM

To: Randall, Chet

Subject: DIMENSIONS

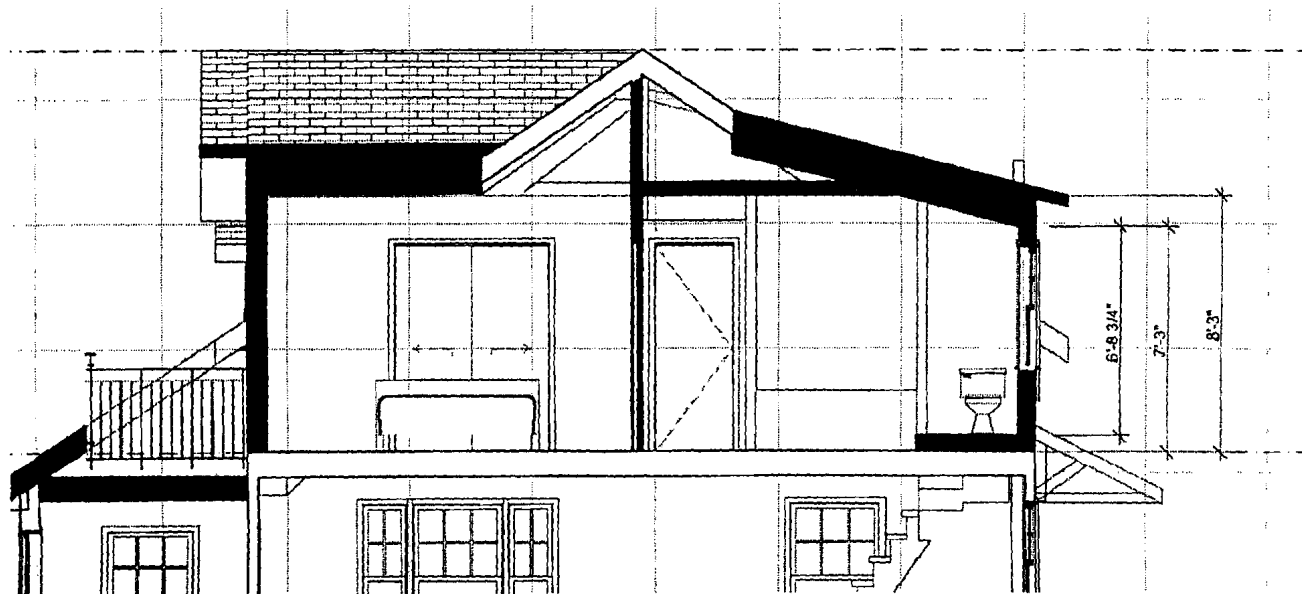
Hi Chet-

Dimensions for that bathroom are as shown in attached image. Hope this helps.

Phil

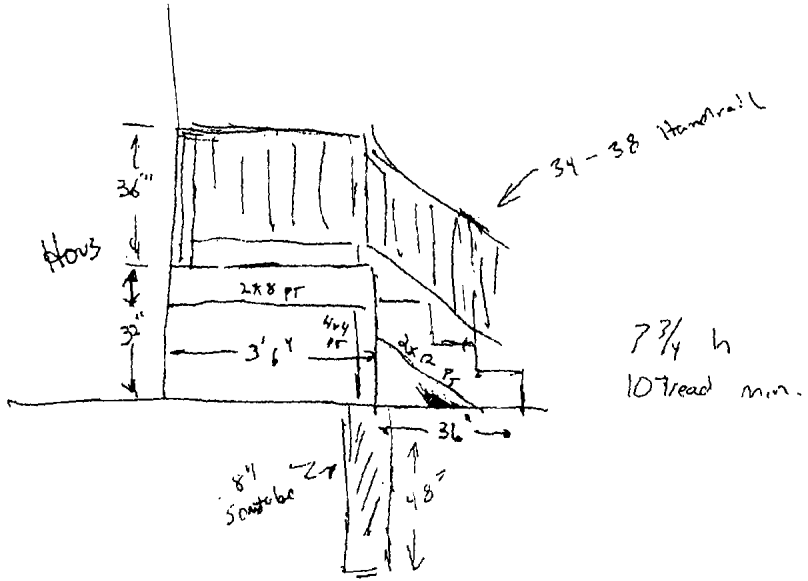
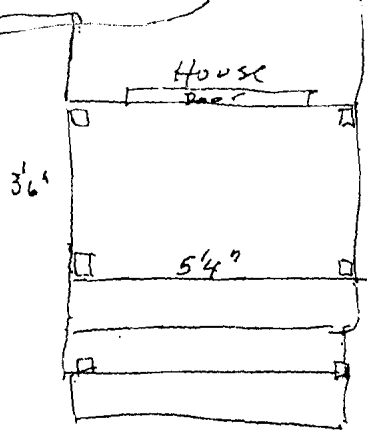
PHIL KAPLAN PRINCIPAL, AIA, LEED AP
KAPLAN THOMPSON ARCHITECTS

424 FORE STREET
PORTLAND, ME 04101
WWW.KAPLANTHOMPSON.COM
207-842-2888 x101



8/20/2011

FRONT STEPS

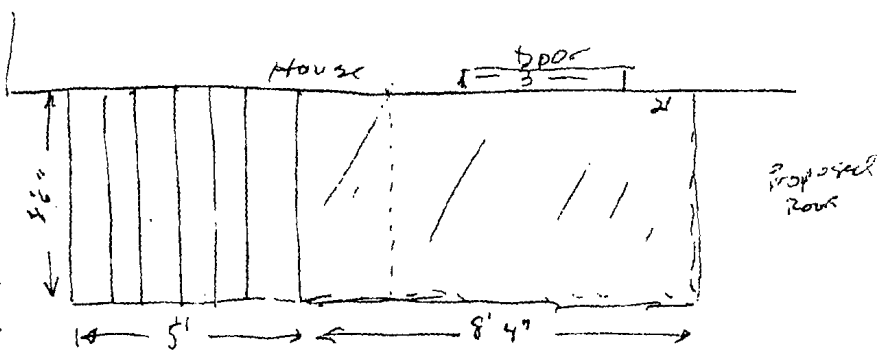


CAET RANDALL
JOAN FORTIN
412 Elizabeth Rd
Portland, ME 04102

GERALD MUNS INC.
115 Raymond Rd
Brunswick, ME 04011
751-4382

REAR STEPS

Replace AS EXISTING
Add Roof on Posts



Existing