

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

DONALCO INC /Donalco Inc / Pete Peters

Located at

31 RANDALL ST

PERMIT ID: 2013-00186

CBL: 166 B012001

has permission to **Amendment to permit 2011-10-2535 - adding 42" x 65" landing and stairs on left side.**

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 cloed-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 procured prior to occupancy.

Fire Prevention Officer

 02/05/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00186

Located at: 31 RANDALL ST

CBL: 166 B012001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Framing Only
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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00186	Date Applied For: 01/29/2013	CBL: 166 B012001
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Location of Construction: 31 RANDALL ST	Owner Name: DONALCO INC	Owner Address: 141 MAIN ST	Phone:
Business Name:	Contractor Name: Donalco Inc / Pete Peters	Contractor Address: 141 Main Street South Portland	Phone (207) 653-8500
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family	Proposed Project Description: Amendment to permit 2011-10-2535 - adding 42" x 65" landing and stairs on left side.
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 02/04/2013
Note: Side landing and stairs is being approved under section 14-425. The proposed landing encroaches 1.5' into the side setback. The footprint is 19 sf and it extends 3.5' off the building. **Ok to Issue:**

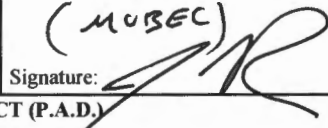
Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 02/05/2013
Note: **Ok to Issue:**

- 1) R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
- 2) 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.
- 3) 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.
- 4) 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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00186	Issue Date:	CBL: 166 B012001
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Location of Construction: 31 RANDALL ST	Owner Name: DONALCO INC	Owner Address: 141 MAIN ST SOUTH PORTLAND, ME 04106	Phone:
Business Name:	Contractor Name: Donalco Inc / Pete Peters	Contractor Address: 141 Main Street South Portland ME 04106	Phone (207) 653-8500
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R5
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$30.00	Cost of Work: \$1,000.00
Proposed Project Description: Amendment to permit 2011-10-2535 - adding 42" x 65" landing and stairs on left side.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: R3 Type: S15 IRC, 2009 (MUSEC) 
		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: bjs	Date Applied For: 01/29/2013	Zoning Approval		
<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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: OK 2/14/13 ABM	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 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: ABM

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



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>31 Rondell St</u>		
Total Square Footage of Proposed Structure/Area <u>19,25 Sq. FT.</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>166</u> Block# <u>B-012</u> Lot# <u>001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Davisco Construction Inc.</u> Address <u>Man St.</u> City, State & Zip <u>South Portland, Me</u>	Telephone: <u>693-8500</u>
Lessee/DBA <u>N/A</u>	Owner: (if different from applicant) <u>None</u> Address <u>Same AS</u> City, State & Zip <u>ABOVE</u>	Cost of Work: <u>\$200.00</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: <u>30</u>
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: <u>stairs</u> Is property part of a subdivision? If yes, please name Project description: <u>42"x42" Landing and Stairs - See PLANS Addendum</u>		
Contractor's name: <u>Davisco Construction Inc.</u> Email: Address: <u>141 Man Street</u> City, State & Zip: <u>South Portland, Me 04106</u> Telephone: <u>693-8500</u> Who should we contact when the permit is ready: <u>Pete Peters</u> Telephone: Mailing address: <u>Same AS ABOVE</u>		

RECEIVED
JAN 29 2013
Dept. of Building Inspections
City of Portland, Maine

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 of 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 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: Pete Peters Date: 1/28/13

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

250.02'

60.00'

Ex
to
ac
Se

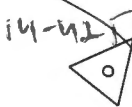
N54°39'18"W

85.64'

LANDING
& STAIRS

10'

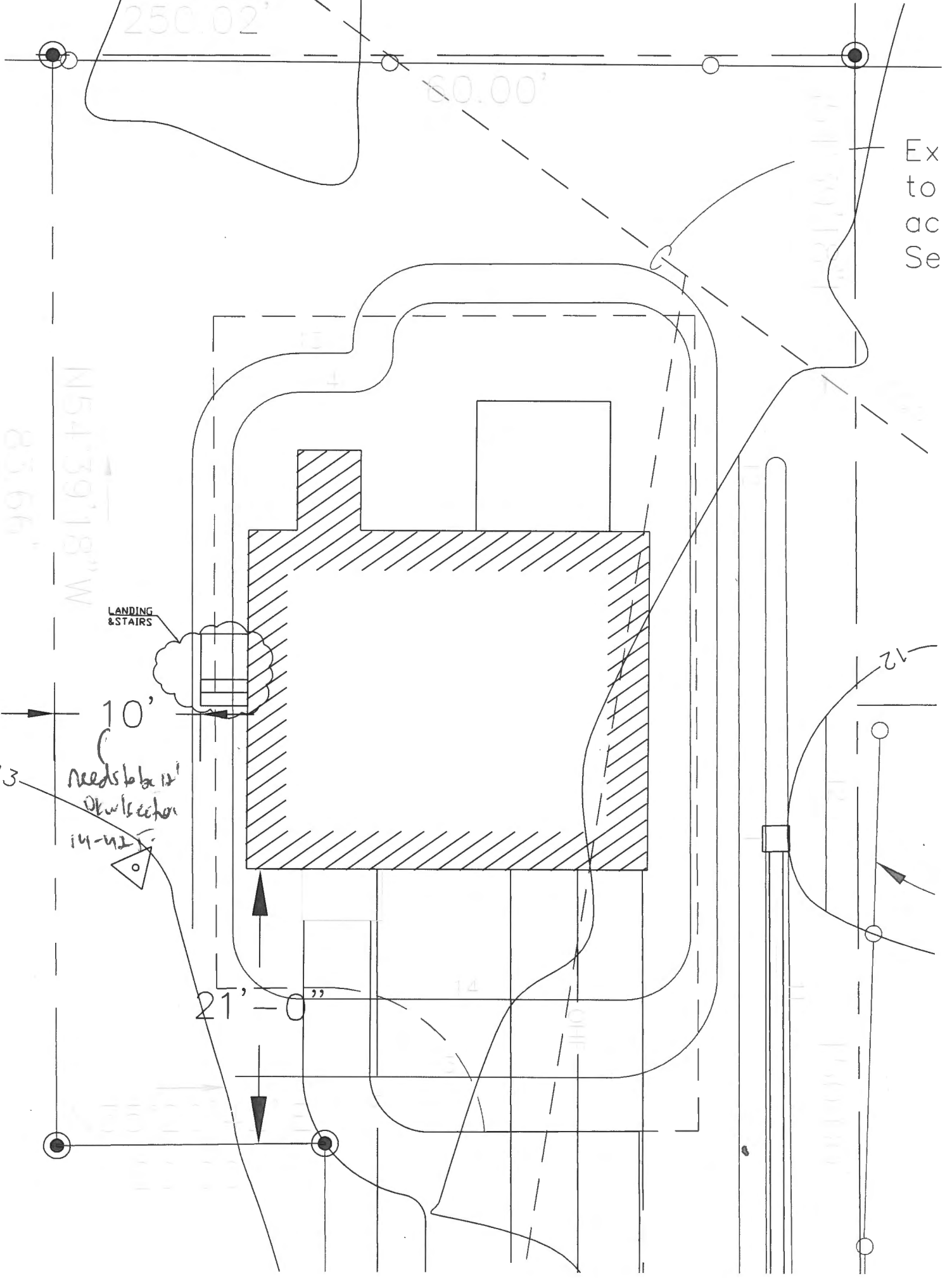
Needs to be 14'
OK with section

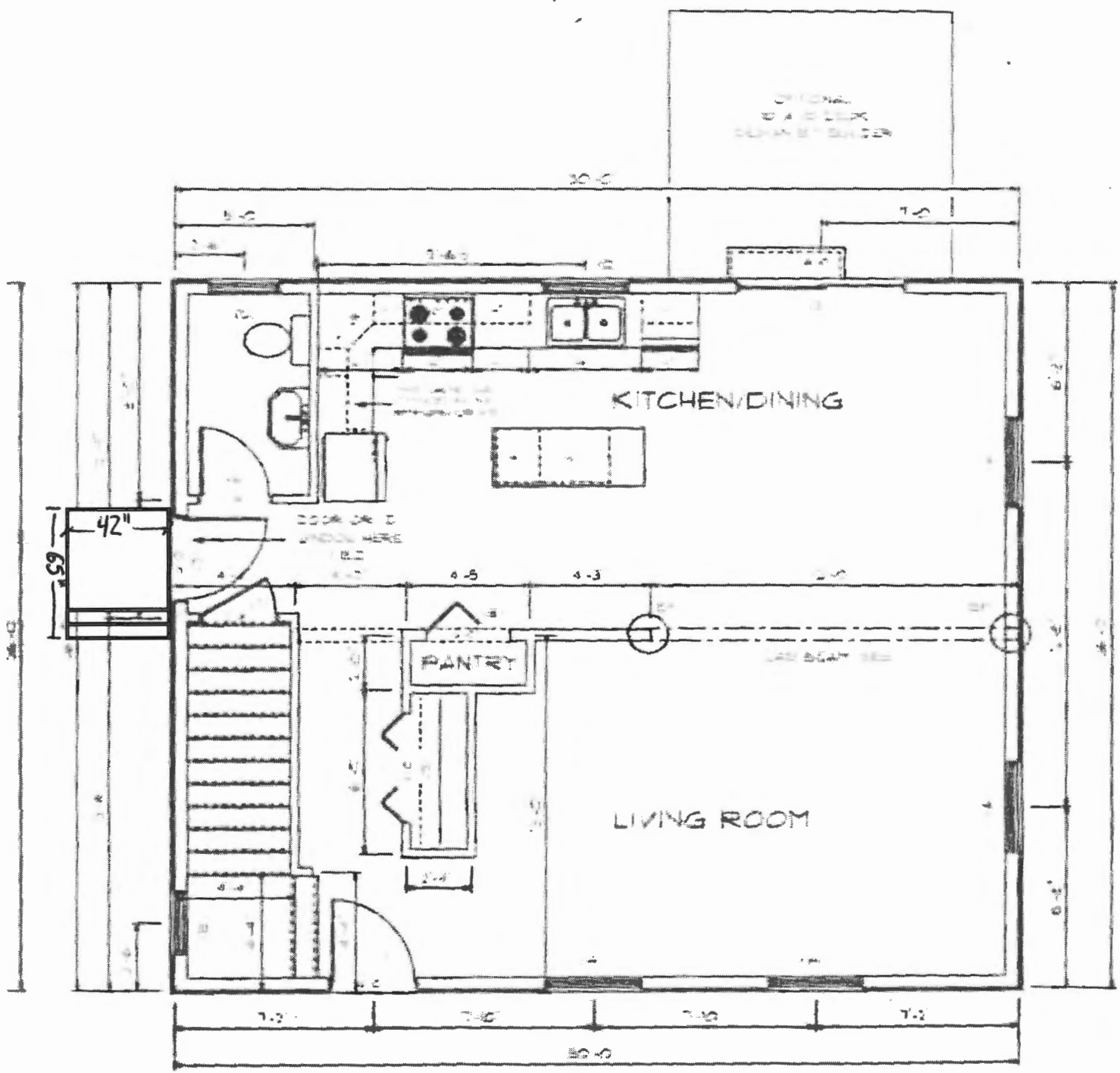


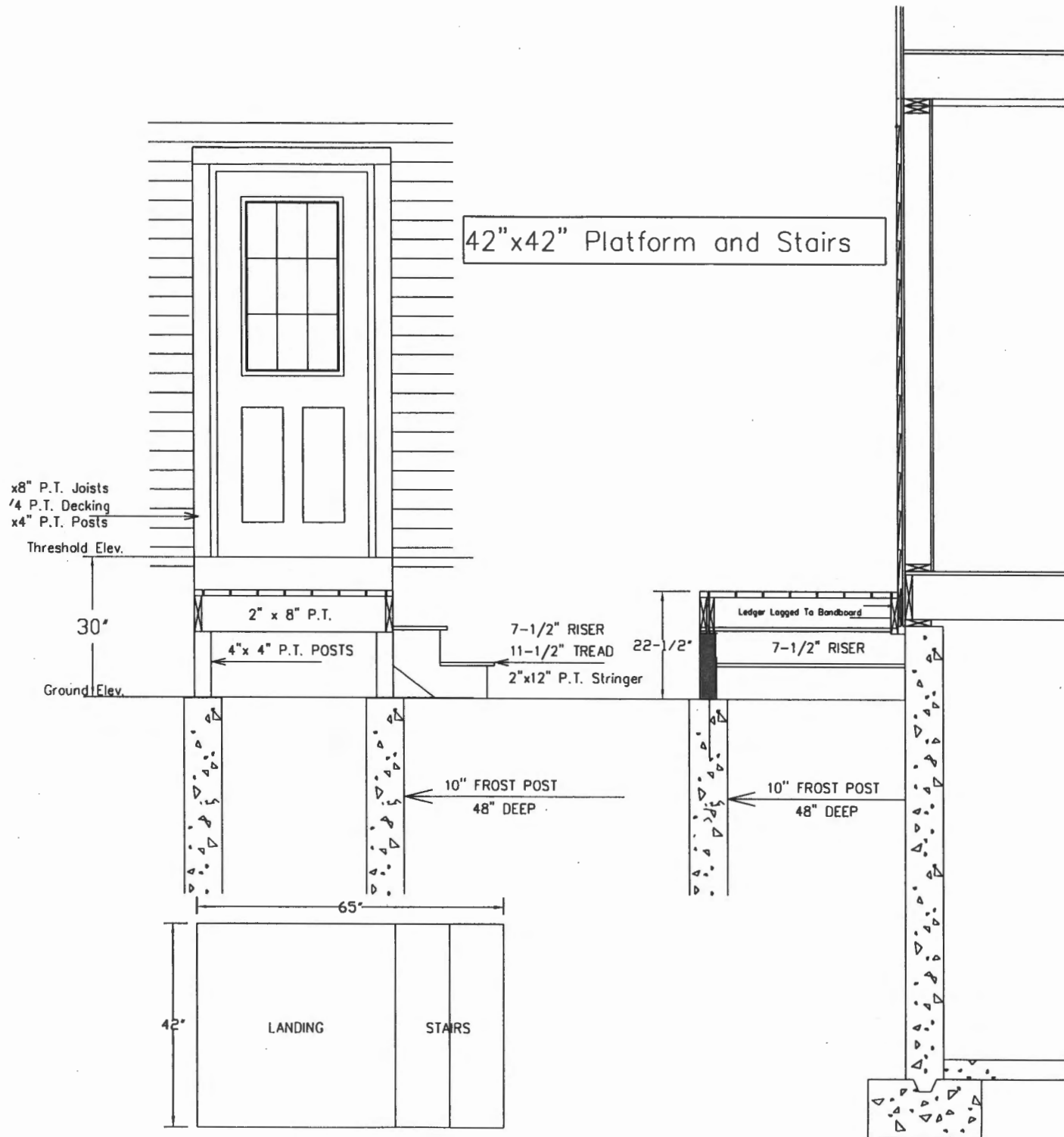
21'-0"

'3

12







42"x42" Platform and Stairs

x8" P.T. Joists
 4" P.T. Posts
 4" P.T. Posts

Threshold Elev.

30"

Ground Elev.

2" x 8" P.T.

4" x 4" P.T. POSTS

7-1/2" RISER

11-1/2" TREAD

2" x 12" P.T. Stringer

22-1/2"

Ledger Lagged To Bandboard

7-1/2" RISER

10" FROST POST

48" DEEP

10" FROST POST

48" DEEP

65"

42"

LANDING

STAIRS

S35°20'42"W

350.02'

38.52'

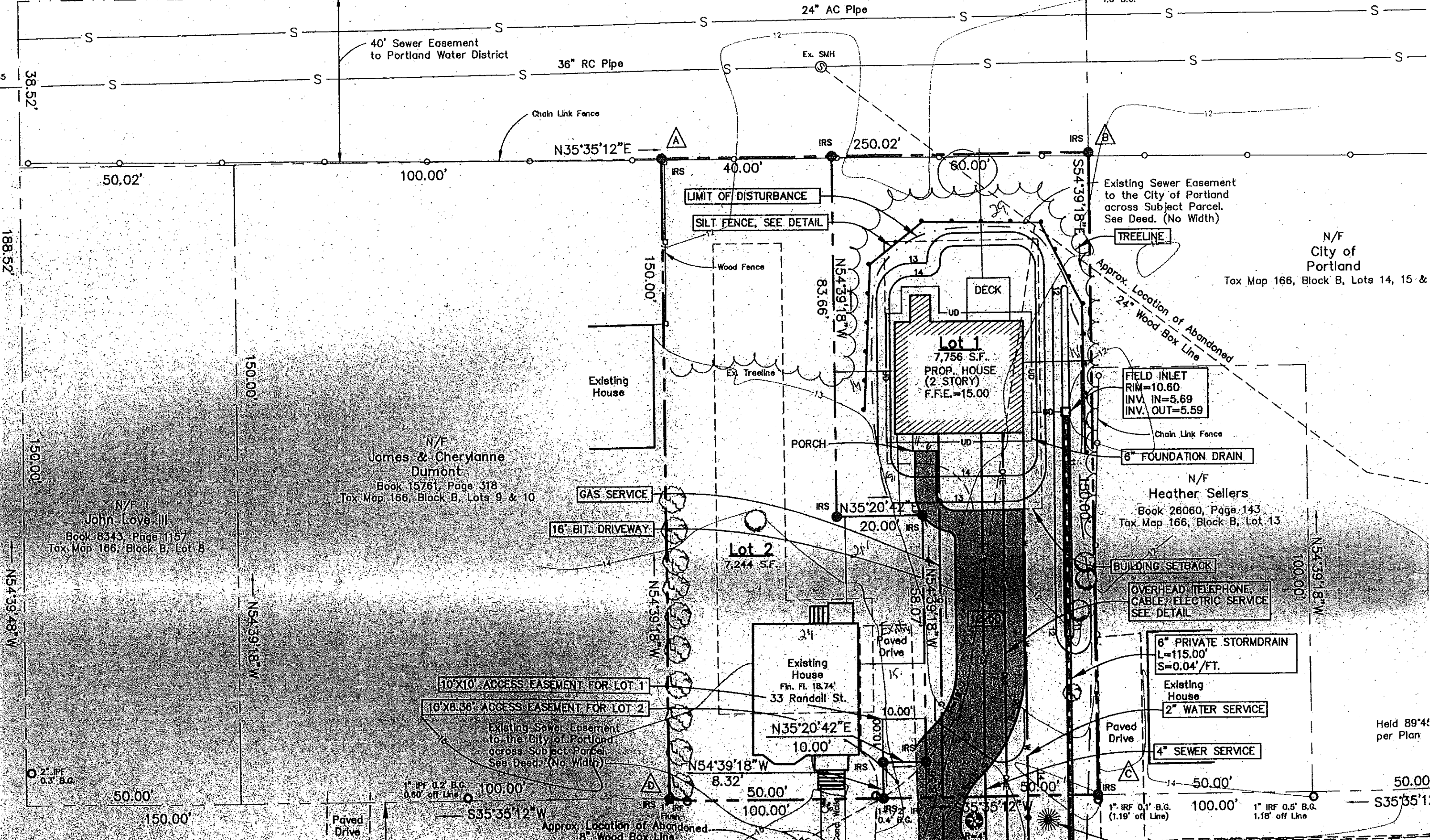
188.52'

150.00'

150.00'

N54°39'48"W

50.00'



Existing Sewer Easement to the City of Portland across Subject Parcel. See Deed. (No Width)

N/F City of Portland Tax Map 166, Block B, Lots 14, 15 &

N/F James & Cherylanne Dumont Book 15761, Page 318 Tax Map 166, Block B, Lots 9 & 10

N/F John Love III Book 8343, Page 1157 Tax Map 166, Block B, Lot B

N/F Heather Sellers Book 28060, Page 143 Tax Map 166, Block B, Lot 13

Held 89'45 per Plan

Paved Drive

10'x10' ACCESS EASEMENT FOR LOT 1

10'x8.36' ACCESS EASEMENT FOR LOT 2

Existing Sewer Easement to the City of Portland across Subject Parcel. See Deed. (No Width)

FIELD INLET RIM=10.60 INV. IN=5.69 INV. OUT=5.59

6" FOUNDATION DRAIN

BUILDING SETBACK

OVERHEAD TELEPHONE, CABLE, ELECTRIC SERVICE SEE DETAIL

6" PRIVATE STORMDRAIN L=115.00 S=0.04'/FT.

Existing House 2" WATER SERVICE

4" SEWER SERVICE

1" IRF 0.1' B.G. (1.19' off Line)

1" IRF 0.5' B.G. 1.18' off Line

50.00'

100.00'

S35°35'1"