

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

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

<b>Permit No:</b> 2013-00186	<b>Issue Date:</b>	<b>CBL:</b> 166 B012001
---------------------------------	--------------------	----------------------------

<b>Location of Construction:</b> 31 RANDALL ST	<b>Owner Name:</b> DONALCO INC	<b>Owner Address:</b> 141 MAIN ST SOUTH PORTLAND, ME 04106	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Donalco Inc / Pete Peters	<b>Contractor Address:</b> 141 Main St 04106 <i>CROSS ELECTRIC</i>	<b>Phone:</b> (207) 653-8500
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment	
<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family	<b>Permit Category:</b>	

**Proposed Project Description:**  
Amendment to permit 2011-10-2535 - adding 42" x 65" landing and stairs on left side.

**PEDES.**  
Action:  Approved  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*ISSUE C of O Monday*

*R*

**Permit Taken By:** bjs **Zoning Appeal:**

1. This permit application is not in compliance with the Federal Rules.
2. Building permits do not require septic or electrical work.
3. Building permits are not required within six (6) month False information may result in permit and stop all work.

*BIASI CONDENSATE DRAIN ?  
OK SCO on 1st FL  
OK EPHIL SIGN OFF*

**Zoning Appeal**

Variance

Miscellaneous

Other Use

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

**SC1**

*653 8500  
PETE PETERS  
C of O  
CO DETECTOR  
Peters*

**CER.**

I hereby certify that I am the owner of record of the named property, or I have been authorized by the owner to make this application as his authorized agent in this jurisdiction. In addition, if a permit for work described in the application is issued, I shall have the authority to enter all areas covered by such permit at any reasonable time for the purpose of such permit.

I am the owner of record and that I am acting as the authorized representative of the owner of record and that I am applying all applicable laws of this jurisdiction. I am applying the provisions of the code(s) applicable to this project.

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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**

*JR* 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**

SCANNED

**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](mailto: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

<b>Permit No:</b> 2013-00186	<b>Date Applied For:</b> 01/29/2013	<b>CBL:</b> 166 B012001
---------------------------------	--	----------------------------

<b>Location of Construction:</b> 31 RANDALL ST	<b>Owner Name:</b> DONALCO INC	<b>Owner Address:</b> 141 MAIN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Donalco Inc / Pete Peters	<b>Contractor Address:</b> 141 Main Street South Portland	<b>Phone</b> (207) 653-8500
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Amendment to permit 2011-10-2535 - adding 42" x 65" landing and stairs on left side.
---------------------------------------	--

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/04/2013
<b>Note:</b> 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.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jon Rioux	<b>Approval Date:</b> 02/05/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>			



# 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 Randall 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>DONALDO CONSTRUCTION INC.</u> Address <u>MAN ST.</u> City, State & Zip <u>South Portland, Me</u>	Telephone: <u>693-8900</u>
Lessee/DBA <u>N/A</u>	Owner: (if different from applicant) Name <u>SAME AS</u> Address <u>ABOVE</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" x 42" Landing and Stairs - See PLANS Addendum</u>		
Contractor's name: <u>DONALDO CONSTRUCTION INC.</u> Email: _____ Address: <u>141 MAN STREET</u> City, State & Zip: <u>South Portland, Me 04106</u> Telephone: <u>693-8900</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](http://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

\* New House

Amendment 2/4/13 2013-0086  
original: 1/2/11

Applicant: Craig Holman

Date: 12/21/11 (revised)

Address: 31 Randall St (split from #33)

C-B-L: 166 B D117 (012)  
permit # 2011-0-2535: new lot.

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build two story 30x26 single family

Sevage Disposal - city

Lot Street Frontage - 50' min - 50' 5" min (OK)

Front Yard - 20' average (average = 4.5') - 15' to front landing (OK) scaled

Rear Yard - ~~2 story~~ 20' min - 29' to deck scaled (OK)

\* Side Yard - 2 story - 12' min - 14' on left scaled (OK)  
16' on right scaled (OK)

adding 42" <sup>65</sup> landing stairs  
on side  
OK w/ section in-425  
19' setback  
3 1/2 feet off  
building

Projections -

Width of Lot - 60' min. - 9 min @ 60' (OK)

Height - 35' max. - 22.5 scaled (OK)

Lot Area - 6,000 sq ft - 7,756 sq ft <sup>8</sup> sides (OK)

Lot Coverage/Impervious Surface - 49% = 3102.4 sq ft

Area per Family - 3,000 sq ft (OK)

Off-street Parking - 2 spaces (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7-200X

- side entry stairs?

30x26 780

6x4 = 24

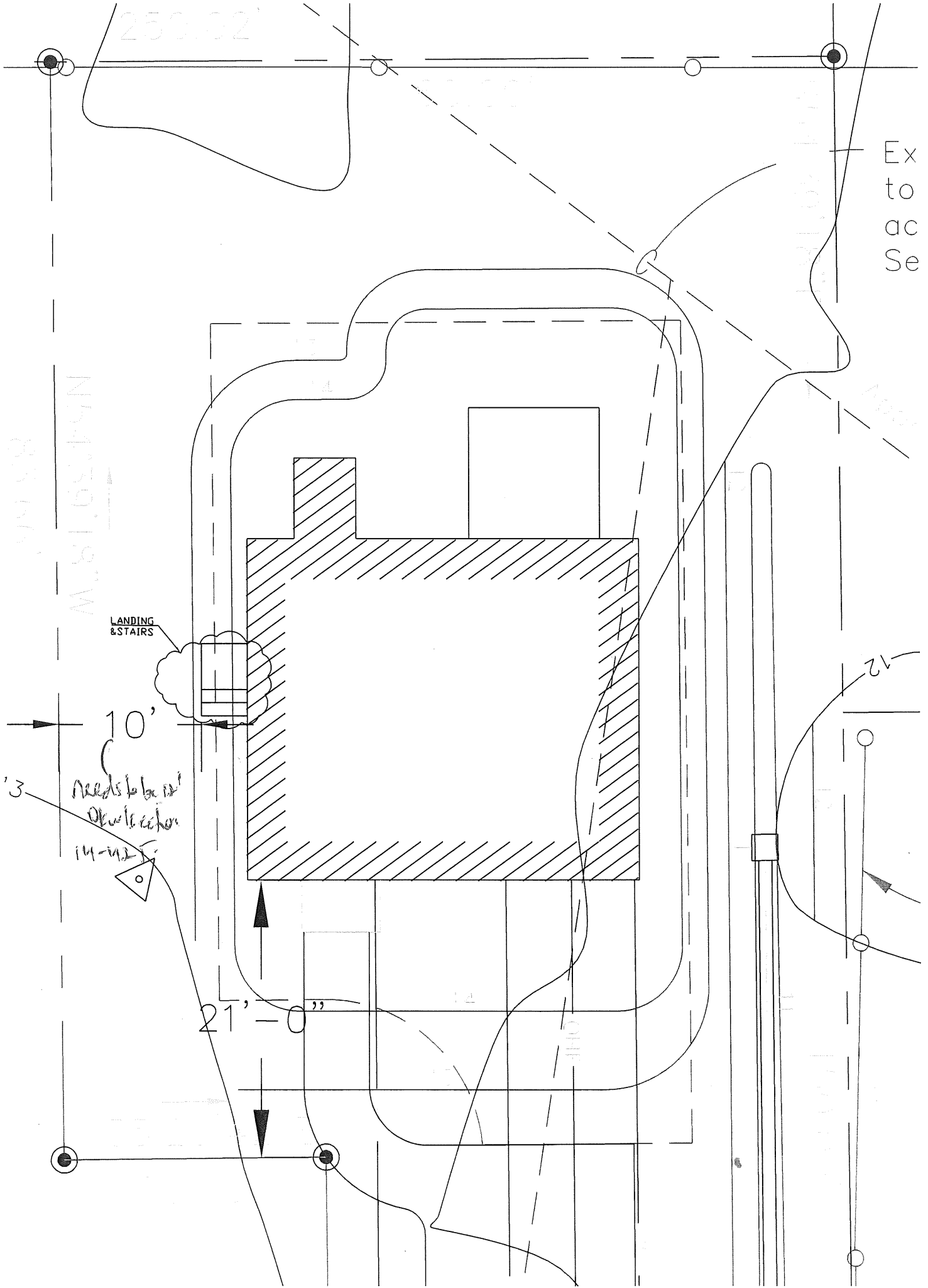
10x10 = 100

6x5 = 30

934 (OK)

+ 19

953 (OK)



250.82'

194.59' W

LANDING & STAIRS

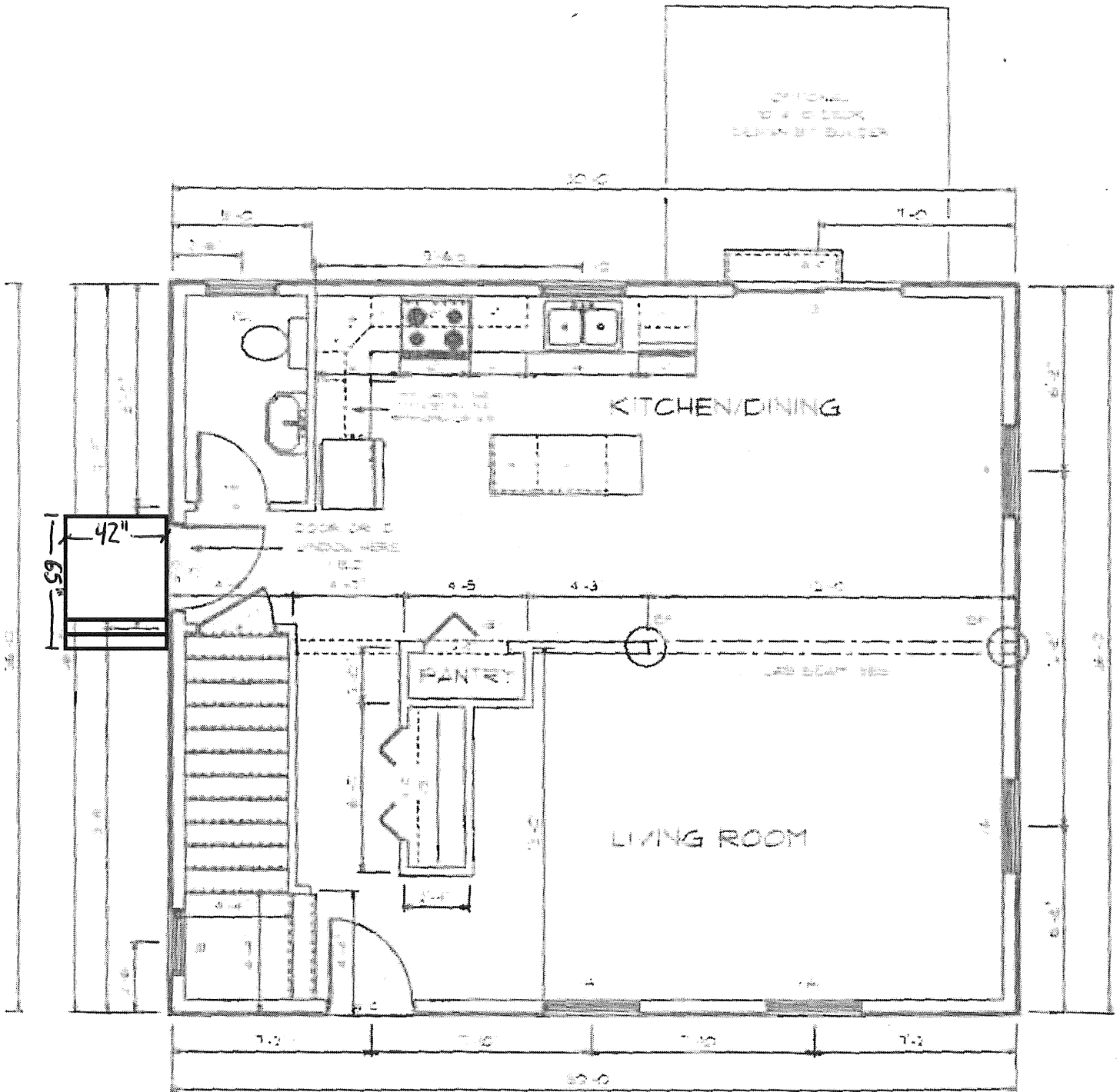
10'

'3 Needs to be in Obstruction 14-12.5

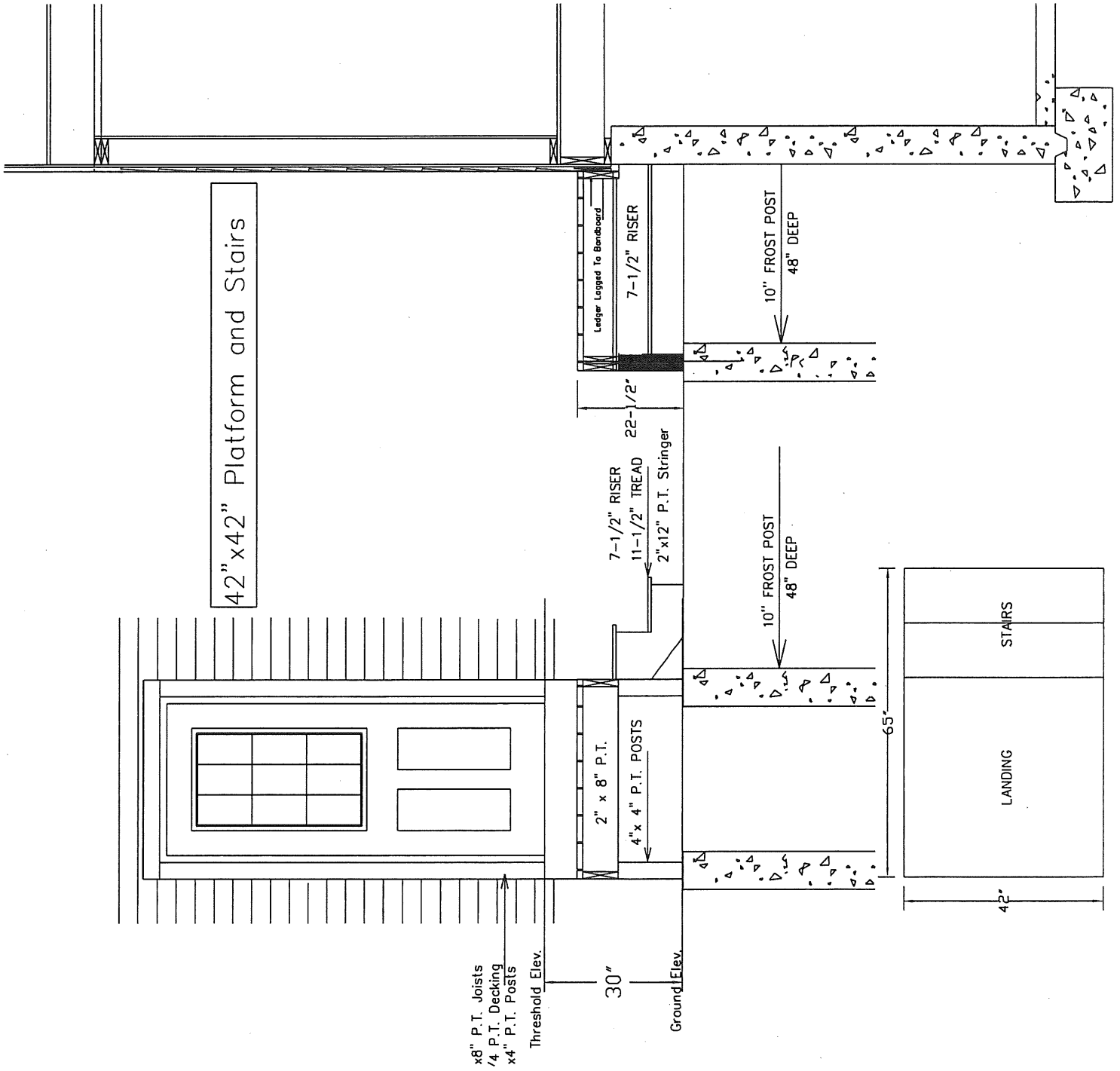
21'-0"

Ex to ac Se

21'







42" x 42" Platform and Stairs

x8" P.T. Joists  
 /4" P.T. Decking  
 x4" P.T. Posts

Threshold Elev.

30"

Ground Elev.

Ledger Lagged to Bandboard

7-1/2" RISER

7-1/2" RISER  
 11-1/2" TREAD

2" x 12" P.T. Stringer

10" FROST POST  
 48" DEEP

10" FROST POST  
 48" DEEP

LANDING

STAIRS

42"

65"



# 11990

# BING PERMIT APPLICATION

PROPERTY ADDRESS	
Street:	31 Randall St
CBL:	166-B-12
PROPERTY OWNER(S) NAME	
NAME:	
Applicant Name:	Alex Lehman
Mailing Address of Owner/Applicant (if Different)	132 Beach St Saco Maine 04072
<b>Owner/Applicant Statement</b>	
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.	
Signature of Owner/Applicant	Date

Town/City PORTLAND Permit # 2012-48346  
 Date Permit Issued 9/17/12 Fee: \$ 100 Double Fee Charged [ ]  
 Local Plumbing Inspector Signature \_\_\_\_\_ L.P.I. # 360

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

\_\_\_\_\_  
Date Approved (Rough-in)

\_\_\_\_\_  
LPI Signature

\_\_\_\_\_  
Date Approved (Final)

## PERMIT INFORMATION

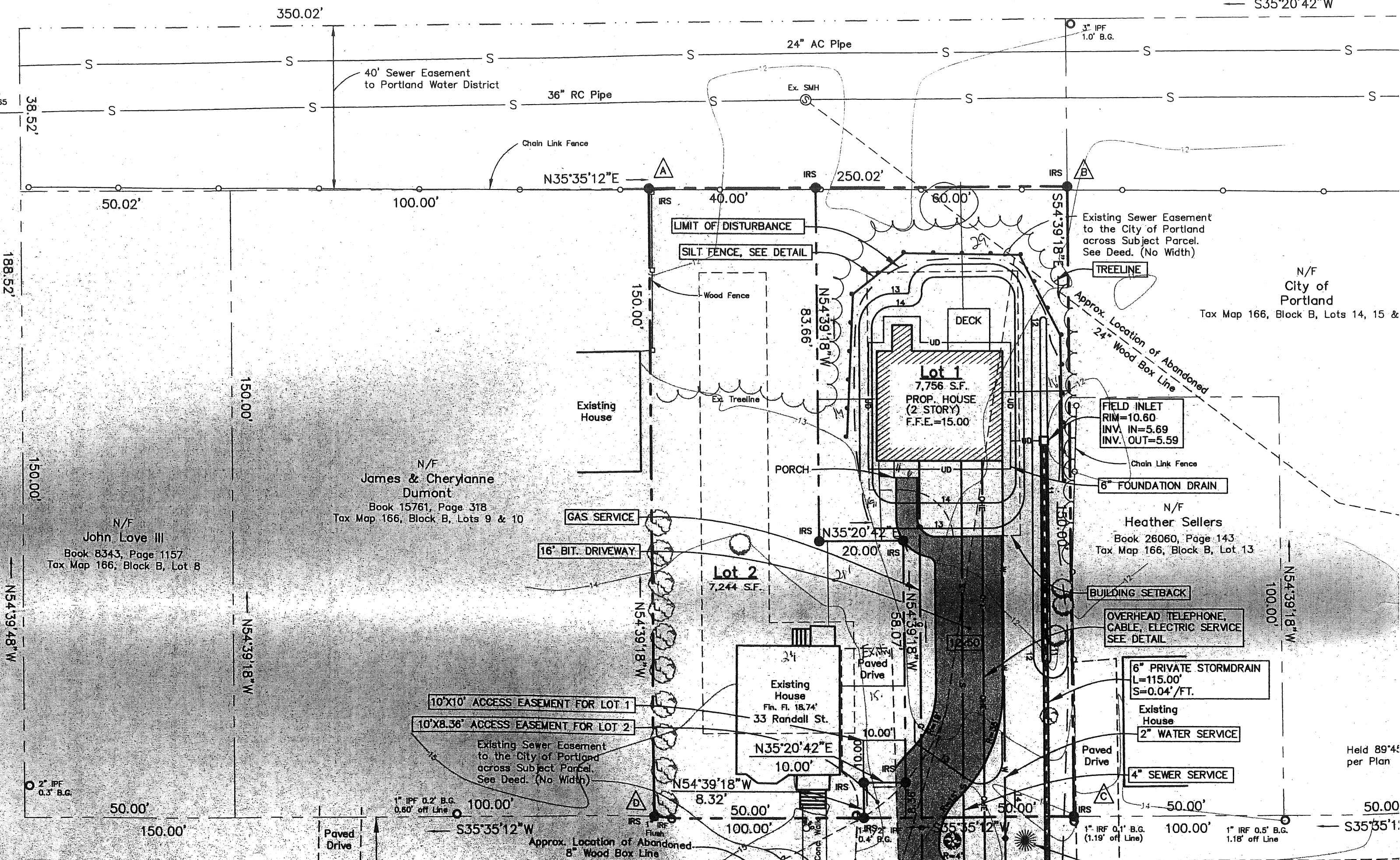
<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure to be Served</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY RESIDENCE 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER-SPECIFY _____	<b>Plumbing to be Installed by:</b> <b>NAME:</b> Alex Lehman 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # MS90912128
---	--	---

**RECEIVED**  
 SEP 18 2012  
 Dept. of Building Inspections  
 City of Portland Maine

**Please call 874-8703 with your permit # to schedule inspections!**

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	<input checked="" type="checkbox"/> / Hosebib / Sillcock	<input checked="" type="checkbox"/> / Bathtub (and Shower)
	<input type="checkbox"/> Floor Drain	<input type="checkbox"/> Shower (separate)
	<input type="checkbox"/> Urinal	<input checked="" type="checkbox"/> / Sink
	<input type="checkbox"/> Drinking Fountain	<input checked="" type="checkbox"/> 3 Wash Basin
	<input type="checkbox"/> Indirect Waste	<input checked="" type="checkbox"/> 2 Water Closet (Toilet)
<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system	<input type="checkbox"/> Water Treatment Softener, Filter, Etc.	<input checked="" type="checkbox"/> / Clothes Washer
	<input type="checkbox"/> Grease / Oil Separator	<input checked="" type="checkbox"/> / Dish Washer
	<input type="checkbox"/> Roof Drain	<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<input type="checkbox"/> Bidet	<input type="checkbox"/> Laundry Tub
	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Water Heater
<b>OR</b>	<input type="checkbox"/> Fixtures (Subtotal) Column 2	<input type="checkbox"/> Fixtures (Subtotal) Column 1
<input type="checkbox"/> TRANSFER FEE [\$10.00]	Fees by fixture: First 4 fixtures = \$40 Over 4 = \$10/fixture + \$10 Surcharge	<input checked="" type="checkbox"/> 10 TOTAL FIXTURES
		<input type="checkbox"/> Fixture Fee
		<input type="checkbox"/> Transfer Fee
		<input type="checkbox"/> Hook-Up & Relocation Fee
<b>Please call 874-8703 with your permit # to schedule inspections!</b>		<b>PERMIT FEE (TOTAL)</b>

S35°20'42"W



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 8

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 &

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

N/F  
Heather Sellers  
Book 26060, Page 143  
Tax Map 166, Block B, Lot 13

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

Existing  
House  
2" WATER SERVICE

4" SEWER SERVICE

Held 89'4"  
per Plan

1" IPF 0.2' B.G.  
0.50' off Line

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

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

Approx. Location of Abandoned  
8" Wood Box Line