

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061749

Please Read Application And Notes, If Any, Attached

This is to certify that ALLEY BRUCE E & JANE M SULLIVAN ITS/Robert R...

has permission to Build a 6' x 32' roofed porch

AT 92 REGAN LN

348 C056001

PERMIT ISSUED DEC - 8 2006 CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

ification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 YOUR NOTICE 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

Thomas H. Moubly, 12/8/06 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: 06-1749	Issue Date: <b>PERMIT ISSUED</b> DEC - 8 2006	CBL: 348 C056001
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<b>Location of Construction:</b> 92 REGAN LN	<b>Owner Name:</b> ALLEY BRUCE E & JANET M SU	<b>Owner Address:</b> 92 REGAN LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robert Raposa	<b>Contractor Address:</b> 37 Higgins St Portland	<b>Phone:</b> 2076504447
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R-3

<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family Build a 6' x 30' roofed porch	<b>Permit Fee:</b> \$130.00	<b>Cost of Work:</b> \$11,000.00	<b>CEO District:</b> 5	<b>7,500<sup>+</sup></b>
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB <b>IRC 2003</b>		

<b>Proposed Project Description:</b> Build a 6' x 30' roofed porch	<b>Signature:</b>	<b>Signature:</b> Jm 12/8/06
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b>		<b>Date:</b>

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 12/08/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: <i>12/6/06</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
	Signature: <i>ok with conditions</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

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

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

<b>Permit No:</b> 06-1749	<b>Date Applied For:</b> 12/04/2006	<b>CBL:</b> 348 C056001
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<b>Location of Construction:</b> 92 REGAN LN	<b>Owner Name:</b> ALLEY BRUCE E & JANET M SU	<b>Owner Address:</b> 92 REGAN LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Robert Raposa	<b>Contractor Address:</b> 37 Higgins St Portland	<b>Phone:</b> (207) 650-4447
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Build a 6' x 30' roofed porch	<b>Proposed Project Description:</b> Build a 6' x 30' roofed porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/06/2006

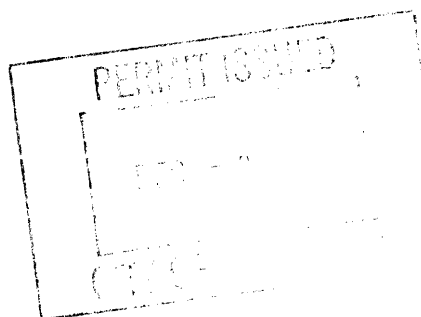
**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The owner was reminded that setbacks are always to property lines and that his lot is 75'x100'.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:**

**Note:** called contractor and left message that I needed one question answered before issuing permit. **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.





# 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>92 Ragon Lane</u>		
Total Square Footage of Proposed Structure <u>32' x 6'</u>		Square Footage of Lot <u>10,000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>348</u> Block# <u>C</u> Lot# <u>056</u>	Owner: <u>Bruce E. Alley</u> <u>JANE M. ALLEY</u>	Telephone: <u>207-797-4450</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Bruce E. ALLEY</u> <u>92 Ragon Lane</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>11,000.00</u> Fee: \$ _____ C of O Fee: \$ <u>130.00</u>
Current Specific use: <u>SIP</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SIP</u>		
Project description: <u>Front Facade style Rooded porch</u> <u>6' x 30' → really 30' because house is 30' wide</u>		
Contractor's name, address & telephone: <u>ROBERT RAPASIA - 650-4447</u> <u>Portland 37 HIGGINS ST Bruce Alley</u> Who should we contact when the permit is ready: _____ Mailing address: _____ Phone: <u>797-4410</u> <u>F + call</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

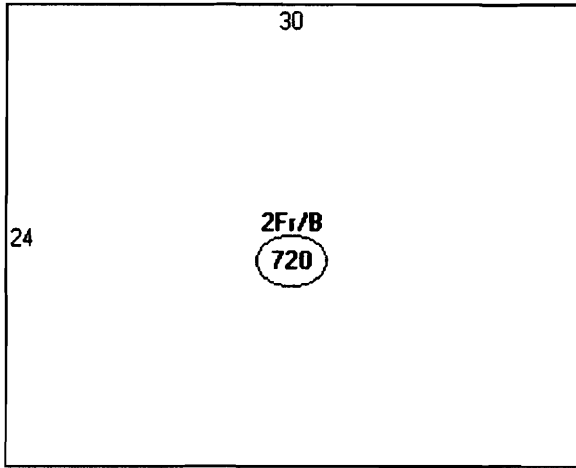
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>12-4-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.





Descriptor/Area

A: 2Fr/B  
720 sqft  
2768

24 x 32 .

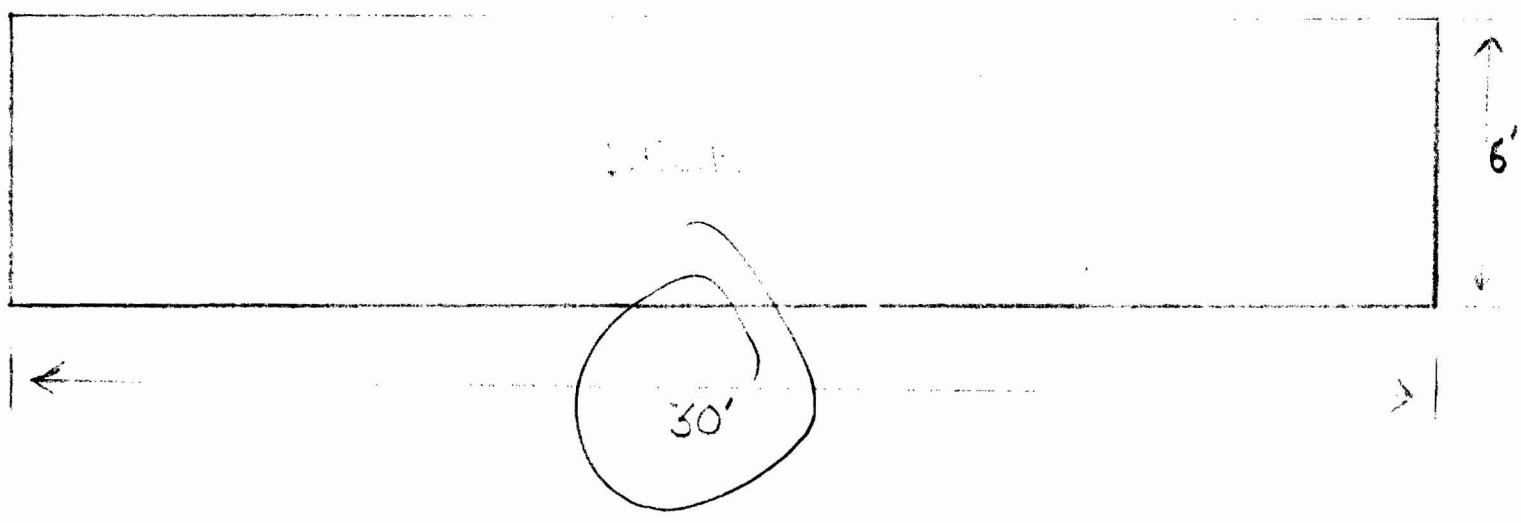
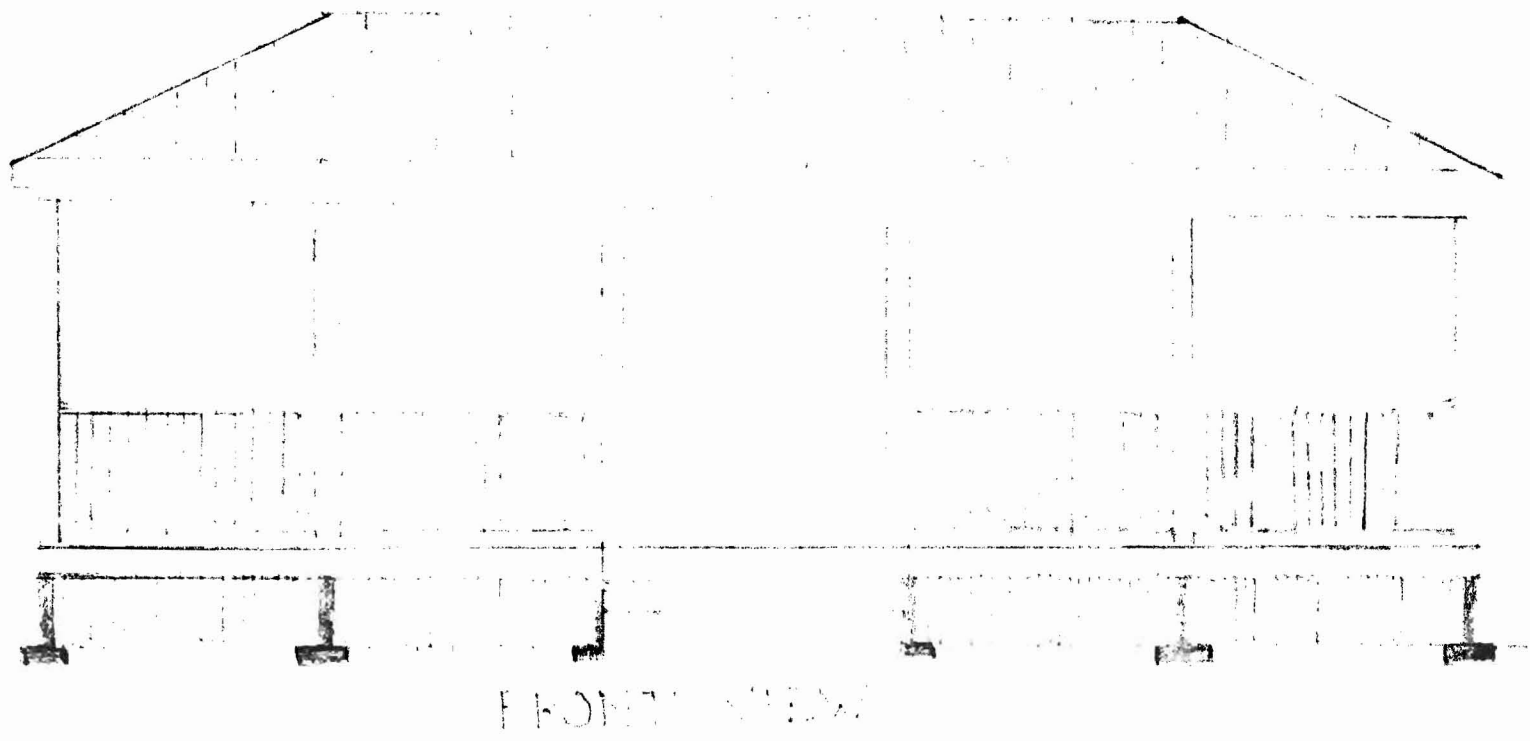
280 = 14 x 20 garage

192 = 6 x 32

1240 #

ok

$$7500 \# \times 35\% = 2625 \# \text{ MAT COV.}$$



HOME OWNER, RESIDENCE:  
 Bruce Alley  
 92 REAGAN STREET  
 PORTLAND, ME 04103

CONTRACTOR  
 Robert Raposa  
 Robert J. Raposa Home Improvements  
 207-650-4444

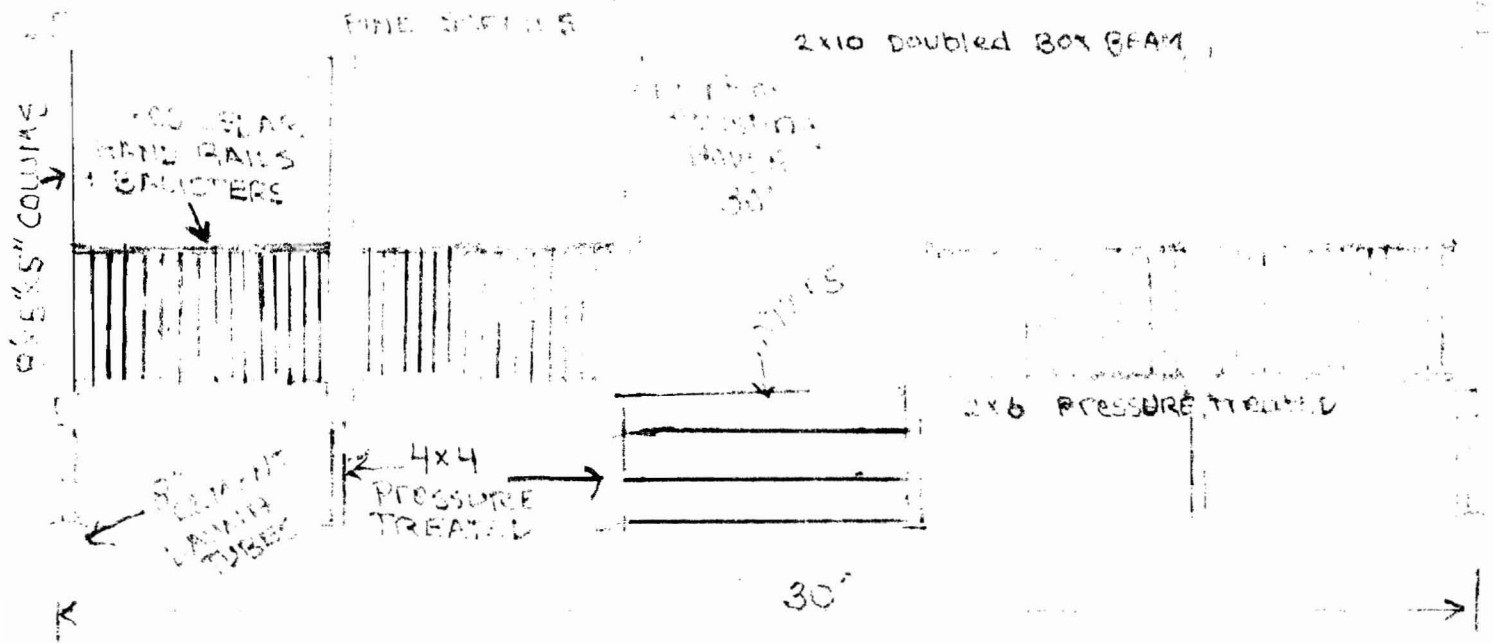
ALLEY FARMERS PORCH

Existing front Garbent Arch  
Alley

Line ②

Deck 6' x 30' inches

HIP RAFTERS



- APPROX 29" FROM GRADE TO THRESHOLD OF THE FRONT DOOR.
- TOP OF FINISHED DECK WILL BE APPROX. 7 1/4" BELOW THE TOP OF DOOR
- WILL LEAVE APPROX 21 1/4" FROM GRADE TO TOP OF FINISHED DECK.

SPECS: Steps will be 3- RISES 1 1/4" high + 2 = STEPS 11 1/2" DEEP with Railings 36" High and Balusters 5" ON CENTER. All other Railings will 36" High with Balusters 5" ON CENTER also. Stair Stringers will be cut from 2x12 pressure treated placed 16" ON CENTER.

Deck will be built with 2x6 PRESSURE TREATED supported by 6 pressure treated 4x4 posts a 2x10 double beam and attached in 8" center 2x4 toe blocking. 4" deep framing will be covered with 5/8" pressure treated decking. (NOTE: DON'T USE JOIST HANGERS)

The roof will be formed with a double 2x10 space beam supported by 6 = 8'x5"x5" columns placed at top of Deck framing directly above 4x4 and center beam supports. Joists will be 2x8 same resting on 2x6 floor and the existing top plate of exterior masonry wall. Rafters will be 2x8 placed against existing masonry wall and resting on top beam. 2x10 beam will be a 5 pftm with top 2x10 on each end.

STAIRS  
DECK  
ROOF

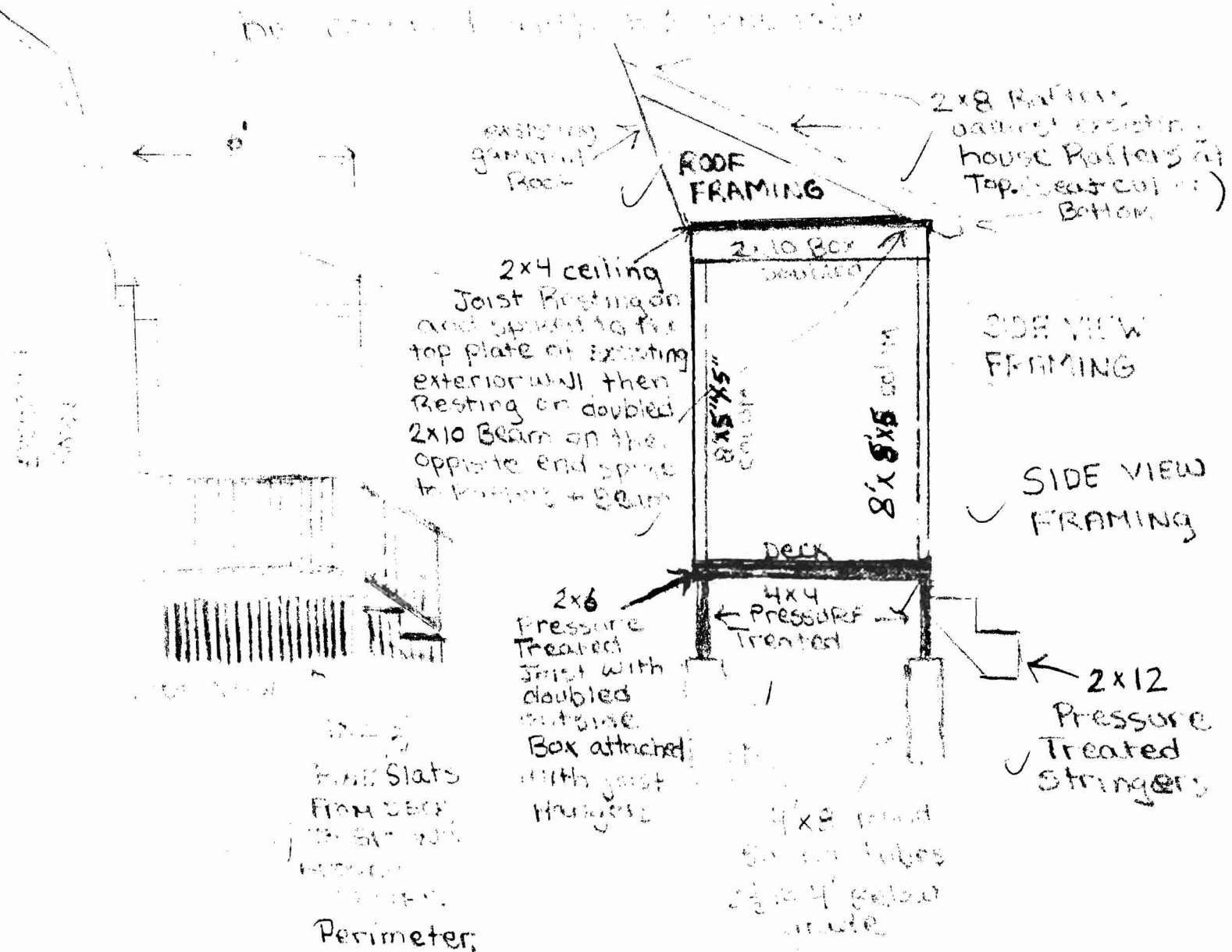


2x8 Joist with 2x10 ceiling joist, 2x10 ceiling joist and Archadeck beam.

There is a 2x10 beam on the wall to support the existing exterior floor joist.

2x10 ceiling joist with 2x8 ceiling joist.

2x8 Joist with 2x10 ceiling joist.



NOTE: THERE ARE 8 columns & 4x4 supports & 8 inch tube Cement Footing along the back 1 at each end of against existing HOUSE

# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0-613

ZONING LOCATION

R-3

PORTLAND, MAINE

June 14, 1985

JUN 17 1985

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... Fire District #1  #2

1. Owner's name and address **Mark A. Smith** ..... **Angela** ..... same 04103 ..... Telephone 797-0373 H

2. Lessee's name and address ..... Telephone 774-6264 B

3. Contractor's name and address **Woodmaster, Inc.** ..... 499 **Hiverside Dr.** ..... Telephone **Ext. 17** ..... **Augusta, Me.** ..... 04330 ..... Phone **1-800-452-8388** sheets

Proposed use of building .. **detached sin. car garage** ..... No. families .. **1** .....

Last use ..... No. families .. **1** .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ **5,700.00** ..... Appeal Fees \$ .....

FIELD INSPECTOR--Mr.

@ 775-5451

Base Fee

Late Fee

TOTAL

\$ 50.00

To construct single car garage, 14' x 20', detached on left side of existing dwelling, as per plans.

Stamp of Special Conditions

ISSUE PERMIT TO #3

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? **yes** .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate **8'** ..... Height average grade to highest point of roof **12'** .....

Size, front **14'** ..... depth **20'** ..... No. stories **1** ..... solid or filled land? **solid** earth or rock? **earth** ..

Material of foundation **concrete slab** ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof **pitch** ..... Rise per foot **5/12** ..... Roof covering **asphalt shingle** .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat **2x4** fuel .....

Framing Lumber--Kind ..... Dressed or full size? ..... Corner posts **triple** Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) **2x4-16" O. C.** Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot **1** ..... to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? **no** .....

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER

Will work require disturbing of any tree on a public street? **no**

ZONING: *O.A. Miller*

BUILDING CODE

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone #

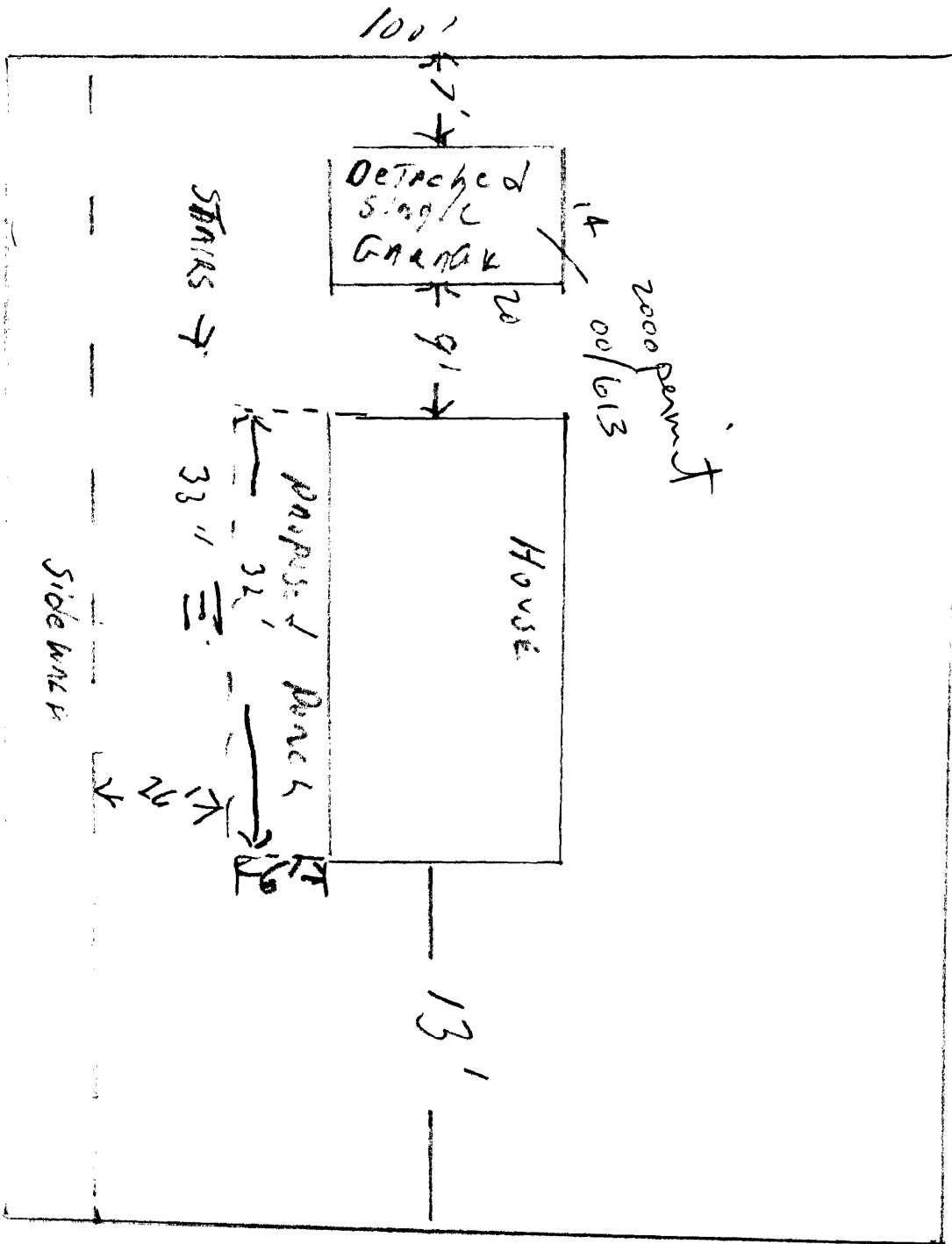
Bruce Alley  
92 Rego. in  
Don't know me 2/1/05

~~107,000~~ 50 Feet Lot  
7500<sup>+</sup>

75' Lot

R-3  
Zone

2/3  
32  
14  
75



~~75~~ 75' REAR LANE

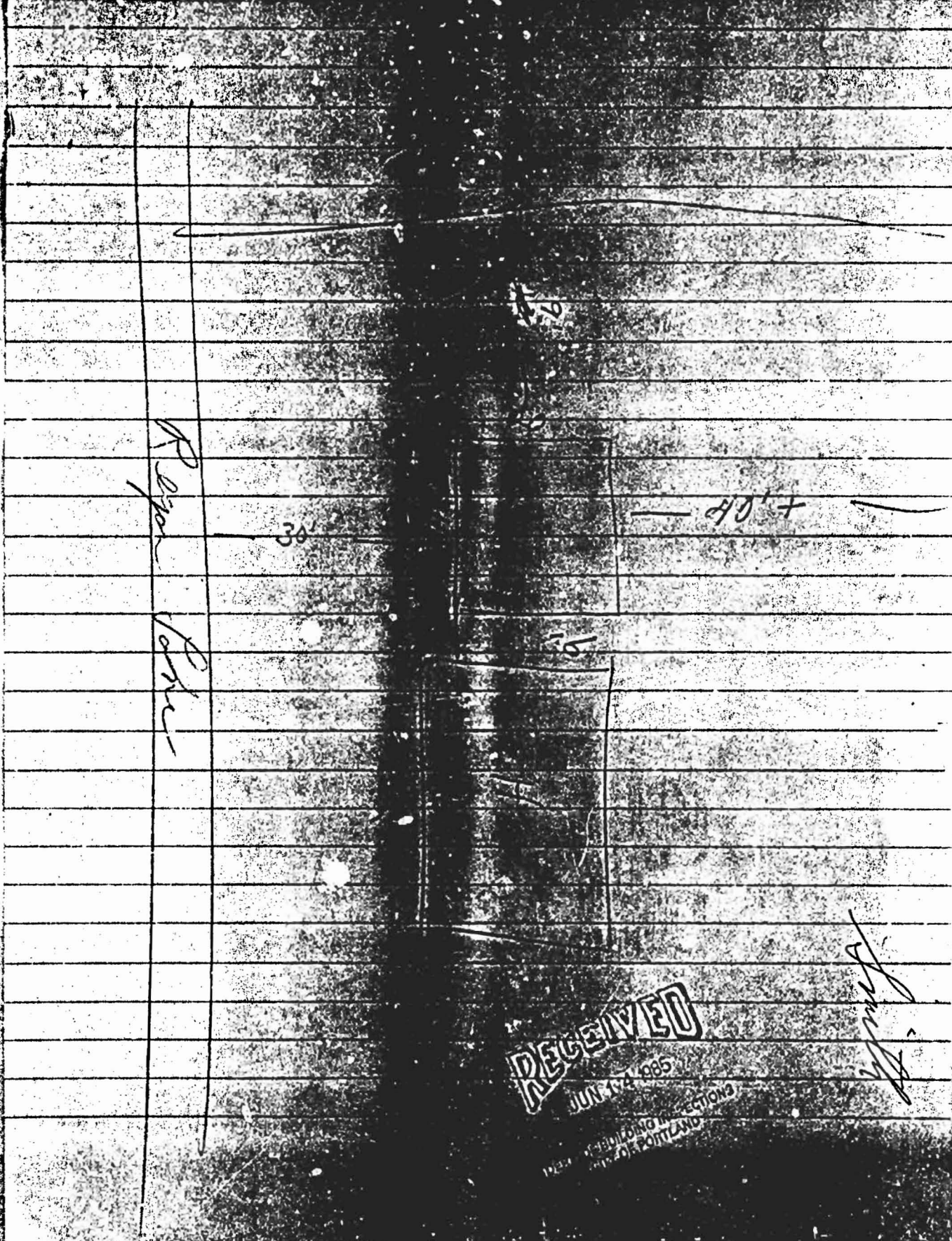
width adds up to 75'

will ask owner for new plot plan

Note lot is only 75' wide not

12/6/06 -  
Owner found a  
Property Stake  
2" from the  
side wall for  
his property  
line

Bruce Alley



*Revised Section*

*40' +*

**RECEIVED**  
JUN 14 1985

11211 - BUILDING DIVISION  
CITY OF PORTLAND

*J. Smith*

# 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.**

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 348 C 56 Building Permit #: 061749