



CITY OF PORTLAND, MAINE

369 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

July 14, 1988

Mr. Robert Loranger
110 Alice Street
Portland, ME 04103

Re: Lot 38B, Alice Street

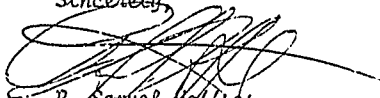
Dear Sir:

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the following requirement(s):

1. Before concrete is placed for foundation proposed sill elevation must be approved by Public Works, (Paul Niehoff, 775-5451, extension 405). All setbacks must be approved by Inspection Services, (Ms. Kathy Taylor, 775-5451, extension 378).
2. Please read and implement items 4, 5, 6, and 7 of the attached building permit report.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

PSH/jq

cc: Paul Niehoff, Public Works

To Warren
Date 7/13 Time 2:41

WHILE YOU WERE OUT

M Natalie Burns
of _____
Phone _____

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT—RET. CALL	

Message as long as sub.
approved after June 5, 1968
no site approval
required

jo CLERK

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 38B, Alice St.

July 6, 1988

Mr. Robert Loranger
110 Alice Street
Portland, Maine 04103

Dear Mr. Loranger:

Unless you can show that the subject lot is part of a recently approved new subdivision plan, the application for a building permit for Lot 38B on Alice Street will require a site plan review with a fee of \$50.00.

A site plan must be prepared for the proposed single family dwelling showing that the topography and utility connections are properly planned subject to the approval by the Department of Public Works. We must also have a sill elevation figure, and additional data concerning setbacks and topography.

Please have a site plan in two copies prepared by a registered land surveyor and submit it for review prior to the issuance of a building permit for this proposed single family dwelling.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer

*No site plan
review required
as approved in 1969
by Planning Board
W.J. Turner*

BUILDING PERMIT REPORT

DATE: 14/July/88
ADDRESS: LOT # 388 ALICE ST. PTD, MD.
REASON FOR PERMIT: Single Family Dwelling
BUILDING OWNER: Robert Lorange
CONTRACTOR: 11
PERMIT APPLICANT: 11
APPROVED: *4, *5, *6 and *7 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

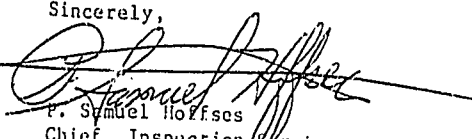
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

*6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

*7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

/ksc
11/9/87



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 24, 19 86
 Receipt and Permit number D 09715

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 110 Alice St.

OWNER'S NAME: Robert Loranger ADDRESS: Lawn Avenue

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u>	<u>5.00</u>
FIXTURES: (number of)	
Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u>	<u>3.00</u>
Strip Fluorescent _____ ft	
SERVICES:	
Overhead _____ Underground <u>XX</u> Temporary _____ TOTAL amperes <u>200</u> ..	<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) <u>X</u>	<u>3.00</u>
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ <u>1</u> _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____ <u>1</u> _____	
Fans _____ <u>1</u> _____	
Water Heaters _____	
Disposals _____ <u>1</u> _____	
Dishwashers _____ <u>1</u> _____	
Compactors _____	
Others (denote) _____	
TOTAL <u>5</u>	<u>7.50</u>
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: _____	<u>22.00</u>

INSPECTION:

Will be ready on _____, 19____; or Will Call XX

CONTRACTOR'S NAME: Philip Latini
 ADDRESS: 51 Overset Rd
 TEL.: 787-2550
 MASTER LICENSE NO.: 03241 SIGNATURE OF CONTRACTOR: *Philip Latini*
 LIMITED LICENSE NO.: _____

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Robert Loranger Date Aug 26, 1986
 Mailing Address 47 Lawn Avenue 774-3753 LOT
 Proposed Use of Site dwelling- single Address of Proposed Site # 59 Alice Street
 Acreage of Site 19,435 sq/ft. 1,100 sq ft. Site Identifier(s) from Assessors Maps R-2
 Ground Floor Coverage Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area 2,100 sq ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

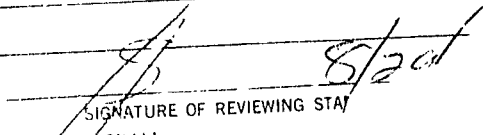
BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC 2)	USE	SEWAGE DISPOSAL	REAR YARD	SIDE YARDS	FRONT Y	PROJECTING	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF STREET PARKING	LOADING BAYS	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BY JW
	COMPLIES	COMPLIES CONDITIONALLY	DOES NOT COMPLY																	

REASONS: _____


 SIGNATURE OF REVIEWING STAFF
 BUILDING DEPARTMENT ORIGINAL



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 2, 1986

RE: Lot #59 Alice Street, Portland

Mr. Robert Loranger
47 Lane Ave.
Portland, Maine 04103

Dear Sir:

Your application to construct a single family dwelling 28' X 36' with a 12' X 14' breezeway and a 24' X 26' attached garage has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review

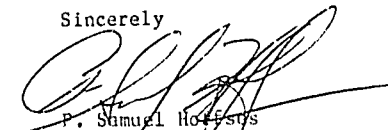
Inspections Approved P. S. Hoffses 8/29/86
Public Works Approved R. Roy 8/27/86

Building Code Requirements

1. All lot lines shall be clearly marked before calling for a foundation inspection; and,
2. Please Read and implement items 5, 6, and 7 on the attached building report work sheet.

If you have any questions on these items, please call this office.

Sincerely


P. Samuel Hoffses
Chief of Inspection Services

/el

Enclosure

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION Lot 59 Alice Street (110 Alice St.)
Date of Issue April 27, 1987

Issued to Robert Loranger

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86-1168, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

single family dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4/24/87 *Kathleen C. Taylor*
Date: Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*Russ
E. A. Smith*

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP R-3
B.O.C.A. TYPE OF CONSTRUCTION 5-B
ZONING LOCATION B-2 PORTLAND, MAINE Aug 26, 1986

PERMIT ISSUED
01168
SEP 5 1986
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 Lot # 59, Alice Street - Crestview Acres Fire District #1, #2
1. Owner's name and address Robert Loranger - 47, Lawn Avenue Telephone 774-3753
2. Lessee's name and address Telephone
3. Contractor's name and address John Ketchum - 1878 Washington Ave. Telephone 797-3623

Proposed use of building dwelling No. of sheets
Last use No. families 1
Material No. stories Heat Style of roof Roofing
Other buildings on same lot

Estimated contractual cost \$ 90,000

FIELD INSPECTOR-Mr. @ 775-5451
Appeal Fees \$ 50.00
Base Fee 470.00
Late Fee
TOTAL \$

site plan reveiw
To construct single family dwelling,
36 x 28 with attached garage 24 x 26
and breezeway, 12 x 14, also 14 x 16
sun space as per plans. 5 sheets of plans

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

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? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes
If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts 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 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant William J. Bridges Phone # 797-0522
Type Name of above William J. Bridges for 1 2 3
Robert Loranger Other
and Address

PERMIT ISSUED WITH LETTER

FIELD-INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

3

APPLICATION FOR PERMIT

1166

RECEIVED
SEP 5 1966
City of Portland

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION ... PORTLAND, MAINE ... Aug. 26, 1966

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 ... Lot # 59, Alice Street ... Crestview Acres ... Fire District #1 , #2

1. Owner's name and address ... Robert Loranger ... 47 Lawn Avenue ... Telephone ... 774-3753

2. Lessee's name and address

3. Contractor's name and address ... John Hetchum ... 1878 Washington Ave ... Telephone ... 797-3623

Proposed use of building ... dwelling ... No. of sheets ...

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

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

Other buildings on same lot

Estimated contractual cost \$... 90,000

FIELD INSPECTOR—Mr. ... @ 775-5451

Appeal Fees	\$
site plan	
Base Fee		50.00
Late Fee		470.00
TOTAL	\$

site plan reveal
To construct single family dwelling,
36 x 28 with attached garage 24 x 26
and breezeway, 12 x 14, also 14 x 16
sun space as per plans. 5 sheets of plans

Stamp of Special Conditions

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

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

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

Height average grade to top of plate ... Height average grade to highest point of roof ...

Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...

Material of foundation ... Thickness, top ... bottom ... cellar ...

Kind of roof ... Rise per foot ... Roof covering ...

No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...

Framing Lumber—Kind ... Dressed or full size? ... Corner posts ... 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 ... 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?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

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

Signature of Applicant ... Phone # 797-0502 ...

Type Name of above ... William J Bridges for ... 1 2 3 4

Other ... and Address

FIELD INSPECTOR'S COPY ... APPLICANT'S COPY ... OFFICE FILE COPY