

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JACKRABBIT LLC

Located At 144 FORE ST

Job ID: 2011-12-2996-ALTCOMM

CBL: 019- A-008-001

has permission to Construct 2 egress platforms (4'x4' & 4'x8') and stairs for 2 new fire doors  
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**

*[Signature]* 2/6/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2011-12-2996-ALTCOMM 2012-14733 AMEND	Date Applied: 1/12/2012	CBL: 019- A-008-001	
Location of Construction: 144 FORE ST	Owner Name: JACKRABBIT LLC	Owner Address: 44 OAK ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Michael R Pock	Contractor Address: 86 GRAND ST, SOUTH PORTLAND, MAINE 04106	Phone: (207) 799-5462
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG AMENDMENT	Zone: B-6
Past Use:  Offices, warehousing and light manufacturing	Proposed Use:  Same: Offices, warehousing and light manufacturing - to construct two egress platforms for 2 new fire doors	Cost of Work: \$7,000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/wide doors <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. [Signature]</i> 1/31/12	Inspection: Use Group: <i>B/S/F</i> Type: <i>5</i> <i>IBC 2009</i> Signature: <i>[Signature]</i> <i>2/6/12</i>
Proposed Project Description: construct 2 new egress platform for 2 new fire doors		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

**Special Zone or Reviews**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☒ Site Plan *required*  
☐ Maj ☐ Min ☐ MM  
 Date: *OK* 1/13/12

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied  
 Date:

**Historic Preservation**

☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied  
 Date: *[Signature]*

**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 appication 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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

Framing if needed prior to covering

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.



# 2012-14733

Amendment to 2011-22996

Entered 1/12/12 (15)

## General Building Permit Application B-6

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>144 Fore St. Portland, Me 04102</u>			
Total Square Footage of Proposed Structure/Area <u>48</u>		Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>19</u> <u>A</u> <u>8</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jackrabbit LLC</u> Address <u>44 Oak St</u> City, State & Zip <u>Portland, Me 04106</u>		Telephone:  <u>772-7647</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>1000 -</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Warehouse Space</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Warehouse Space</u> Proposed Specific use: <u>Warehouse Space</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Construct two (2) Egress Platform for 2 New Fire Doors</u> <u>*Already Has Permit here</u>			
Contractor's name: <u>MICHAEL R POCK</u>			
Address: <u>86 Grand St</u>			
City, State & Zip <u>South Portland, Me 04106</u>		Telephone: <u>799-5462</u>	
Who should we contact when the permit is ready: <u>MICHAEL R POCK</u>		Telephone: _____	
Mailing address: <u>86 Grand St South Portland, Me 04106</u>			

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.

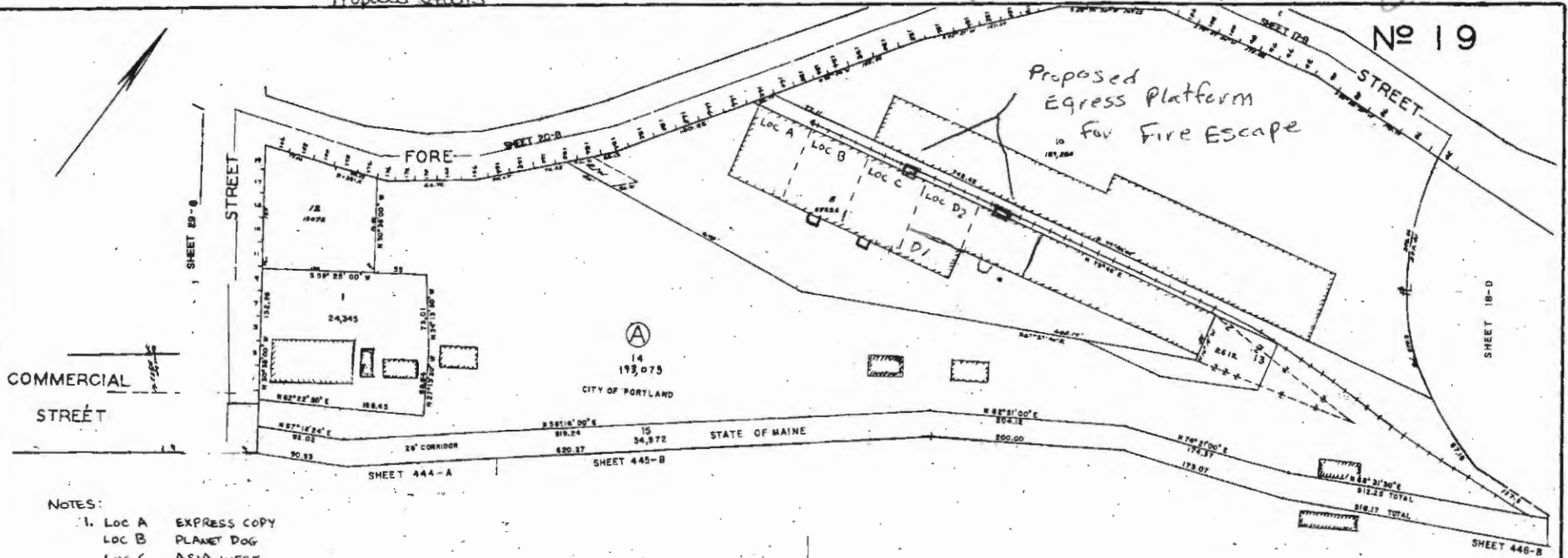
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Michael R Pock Date: 1/12/2012

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

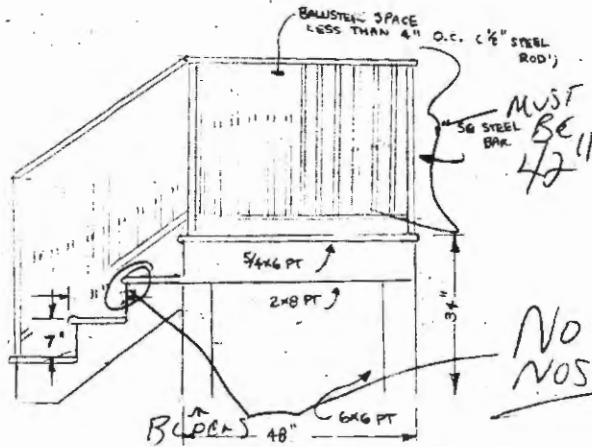
Note: 1/13/12 - Michael Poik states that there is  
22ft between the Bldgs

Proposed Stairs

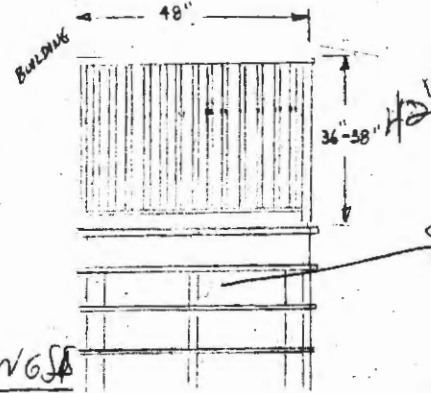


NOTES:

1. LOC A EXPRESS COPY
- LOC B PLANET DOG
- LOC C ASIA WEST
- LOC D ?



FRONT VIEW  
SCALE 1/2" = 1'-0"



NOTES

1. NEW STEPS TO SIT ON EXISTING GROUND
2. STEPS TO BE FREE STANDING
3. JOIST TO BE 2X6 PT W/ 2X8 BOX
4. HANDRAILS TO BE WROUGHT IRON

I MUST  
JUST HANG  
OR LEDGER

SOLID  
RISERS

NO  
NOSINGS

WSU Zone  
NO min Setbacks  
100% lot coverage  
9/11

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

Zone changed  
is now B  
No setbacks  
100% lot cov.

TOP VIEW  
EGRESS PLATFORM  
SCALE:  $\frac{3}{4}" = 1'-0"$

2/6/12 AHJ Notes  
per tel/con  
w/ mike  
pork

NOTE:

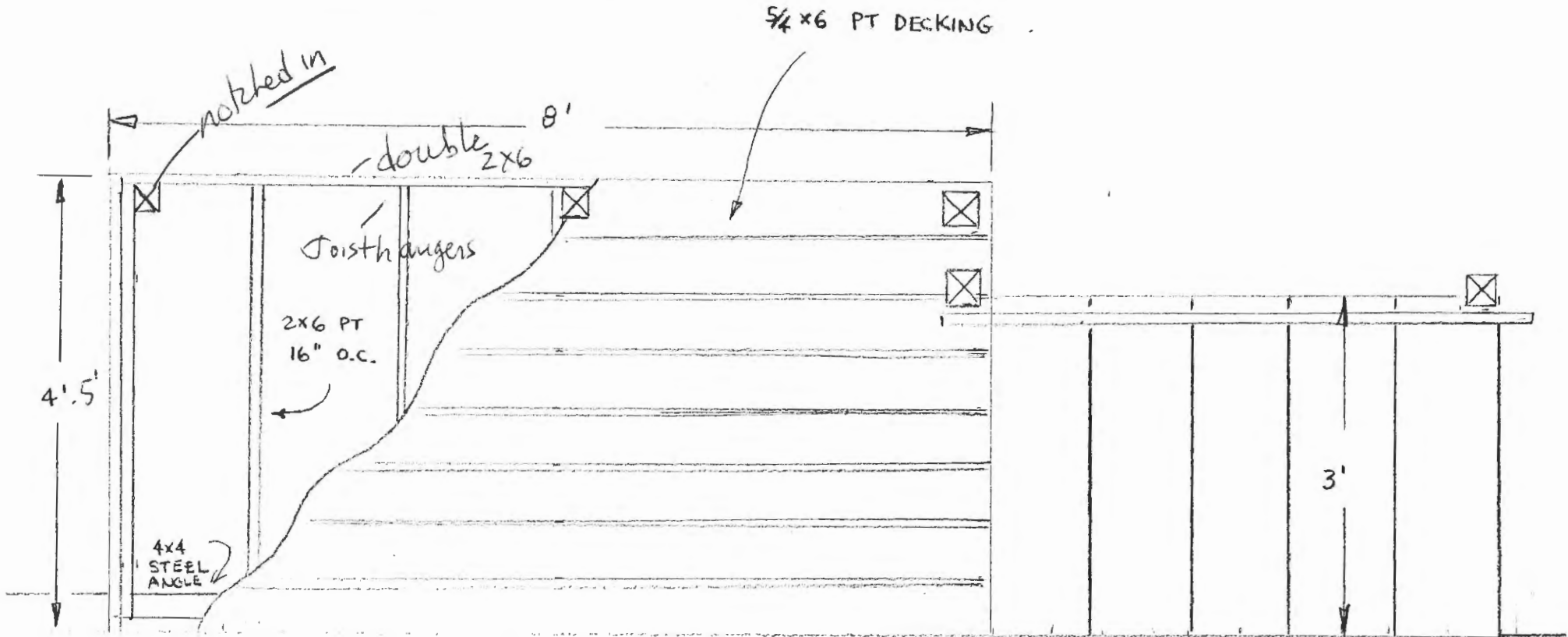
1. SUITE "C" PLATFORM TO BE  $4' \times 4'$   
SUITE "D2" PLATFORM TO BE  $4' \times 8'$
2. STEPS TO RUN PARALEL TO BUILDING
3. HANDRAILS, STEPS & FENCING TO BE TO CODE
4. PLATFORM SUPPORT TO SIT ON EXISTING CONCRETE

~~See Preston 2/6/12~~

RECEIVED

JAN 18 2012

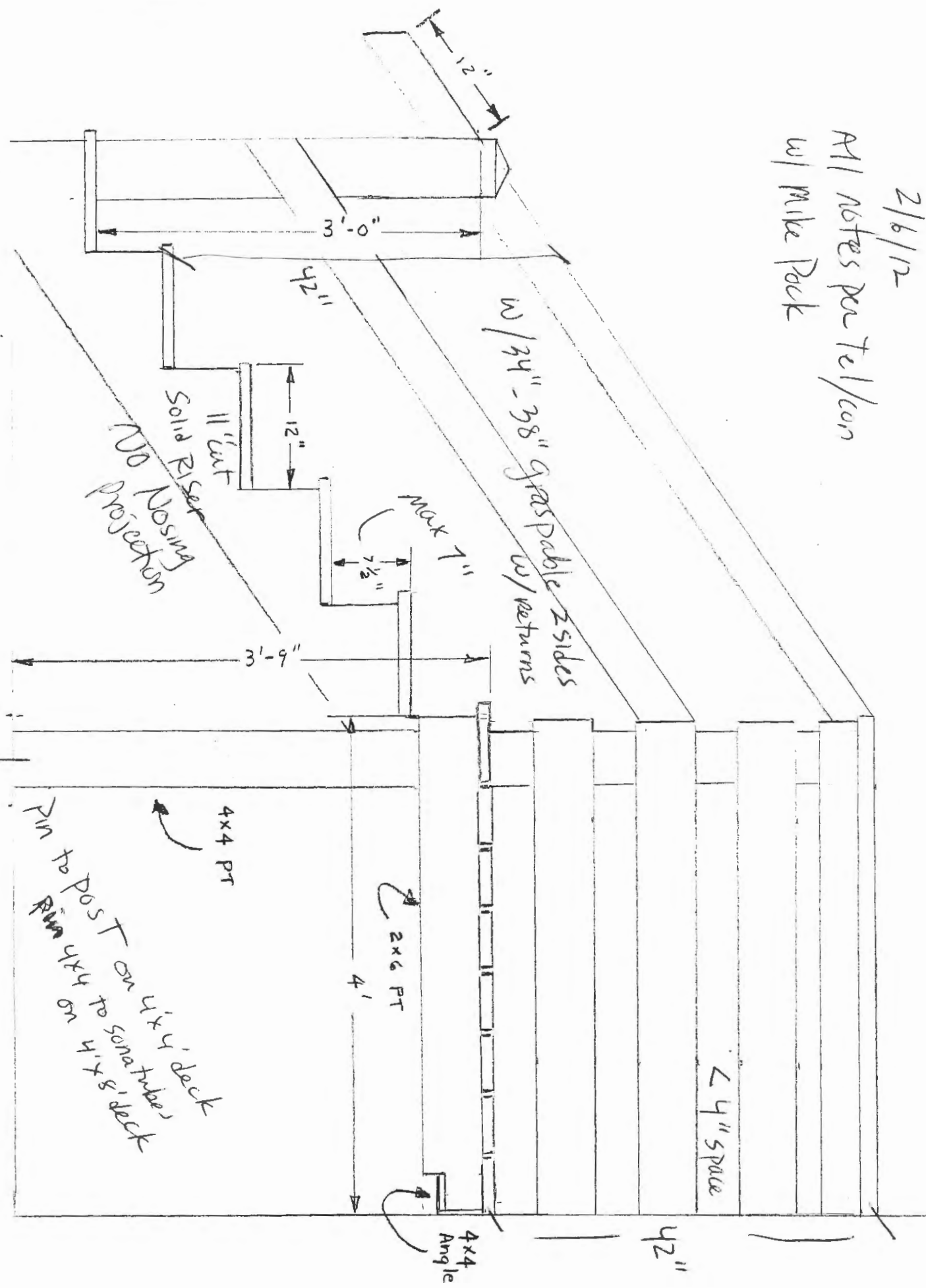
Dept. of Building Inspections  
City of Portland Maine



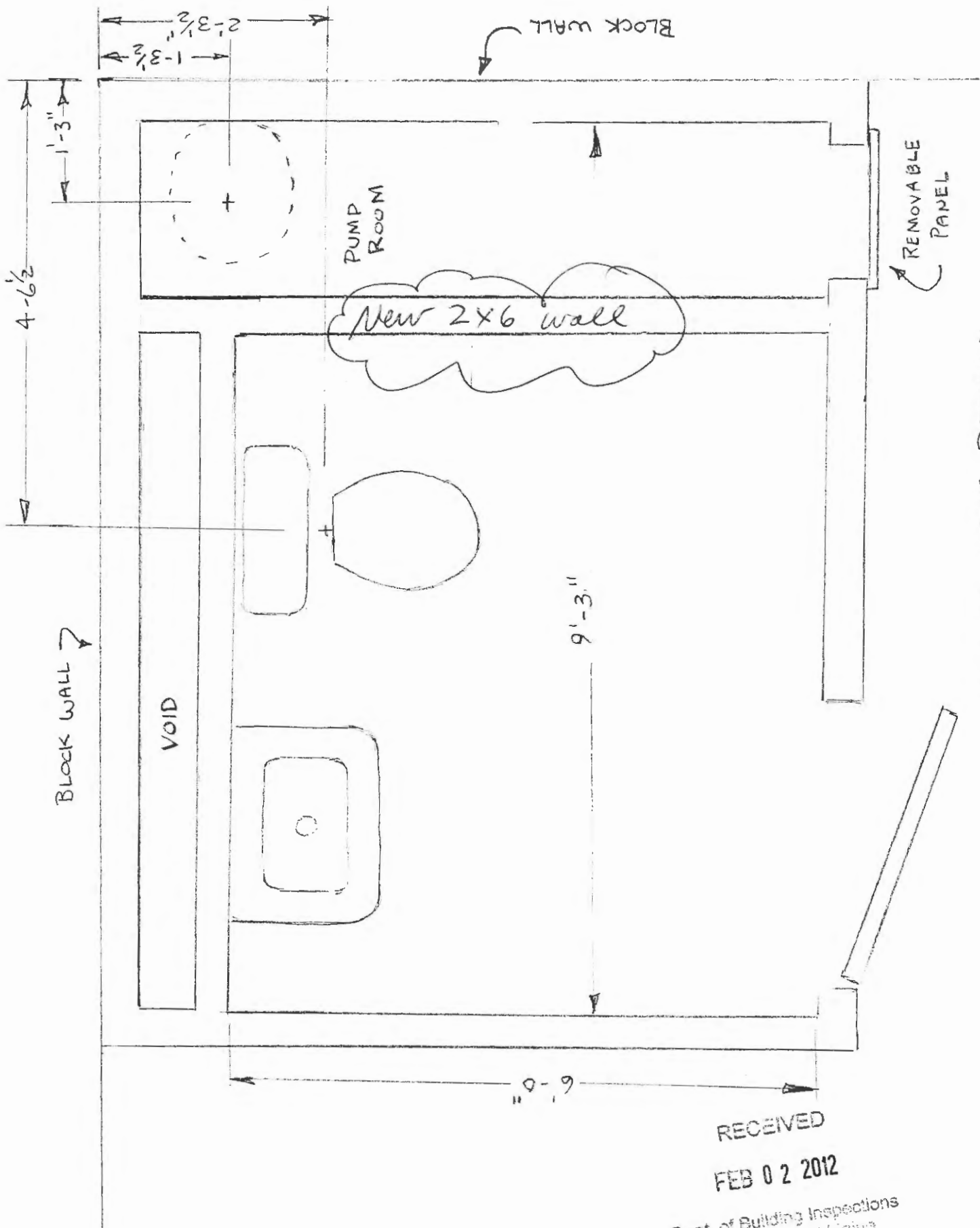
2/6/12

All notes per Tel/con  
w/ Mike Pack

SIDE VIEW  
EGRESS PLATFORM  
SCALE: 1" = 1'-0"







RECEIVED  
 FEB 02 2012  
 Dept. of Building Inspections  
 City of Portland Maine

WAREHOUSE CORNER BATHROOM  
 SCALE 3/4" = 1'-0"

REV A 2/2/2012





# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

attached to  
2011-12-09-16

PROJECT NAME: EGRESS PLATFORMS "C", "D2"

PROJECT ADDRESS: 144 FORE ST. CHART/BLOCK/LOT: 19-A-8

APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONSTRUCT 2(TWO) EGRESS PLATFORM W/ STEPS

## CONTACT INFORMATION:

### OWNER/APPLICANT

Name: MICHAEL R POCK

Address: 86 GRAND ST.

SO. PORTLAND, ME

Work #: 207-671-9867

Cell #: 207-671-9867

Fax #: \_\_\_\_\_

Home #: 207-799-5462

E-mail: pockcarpentry@maine.rr.com

### CONSULTANT/AGENT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Criteria for an Administrative Authorizations:**  
(see section 14-523(4) on pg .2 of this appl.)

**Applicant's Assessment Planning Division**  
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? N
- b) Are there any new buildings, additions, or demolitions? N
- c) Is the footprint increase less than 500 sq. ft.? N
- d) Are there any new curb cuts, driveways or parking areas? N
- e) Are the curbs and sidewalks in sound condition? N/A
- f) Do the curbs and sidewalks comply with ADA? N/A
- g) Is there any additional parking? N
- h) Is there an increase in traffic? N
- i) Are there any known stormwater problems? N
- j) Does sufficient property screening exist? N/A
- k) Are there adequate utilities? Y
- l) Are there any zoning violations? N
- m) Is an emergency generator located to minimize noise? N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? N

<u>N</u>	<u>N</u>
<u>N</u>	<u>landings for steps</u>
<u>N</u>	<u>yes</u>
<u>N</u>	<u>no</u>
<u>N/A</u>	<u>yes</u>
<u>N/A</u>	<u>yes</u>
<u>N</u>	<u>no</u>
<u>N</u>	<u>no</u>
<u>N</u>	<u>no</u>
<u>N/A</u>	<u>yes</u>
<u>Y</u>	<u>yes</u>
<u>N</u>	<u>no</u>
<u>N/A</u>	<u>N/A</u>
<u>N</u>	<u>no</u>

Signature of Applicant:

Michael R Pock

Date:

1/13/2012

PERMIT ISSUED  
JAN 13 2012  
City of Portland

**Planning Division Use Only**

Authorization Granted ☒ Partial Exemption ☐ Exemption Denied ☐

*Barbara Berlydt 1/18/12*

**Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-523 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

**Criteria for an Administrative Authorizations:**  
(See Section 14-523 (4) on page 2 of this application)

**Applicant's Assessment**  
Y(yes), N(no), N/A

**Planning Division**  
Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	No	Landings for steps
c) Is the footprint increase less than 500 sq. ft.?	No	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	n/a	Yes
f) Do the curbs and sidewalks comply with ADA?	n/a	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	n/a	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 144 Fore Street was approved by Barbara Barhydt, Development Review Services Manager on 1/18/12 with the following required Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

1/12 2012

Received from Michael Pock

Location of Work 144 Fore St

Cost of Construction \$ 100 Building Fee: 30.00

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 19-A-8

Check #: 631 Total Collected \$ 30

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: (Signature)

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy