



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: 2012-02-3276-ALTCOMM

CBL: 019- A-008-001

has permission to Constructing a 4.5'X36' deck & utility ramp at the main entrance & loading dock with stairs
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

 3/16/12

Code Enforcement Officer / Plan Reviewer

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-02-3276-ALTCOMM

Located At: 144 FORE ST

CBL: 019- A-008-001

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Handrails are required on both sides of the stairs.
4. The ramp is not a required means of egress and does not meet construction standards for such, as the owner's intention is to utilize this for hand truck traffic, not public access.



General Building Permit Application

Entered 2/15/12

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.

201240823

Location/Address of Construction: <u>144 Fore St</u>		
Total Square Footage of Proposed Structure/Area <u>162 sq ft.</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>019</u> Block# <u>A008</u> Lot# <u>15001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable) <u>John Leavitt</u> <u>(Chase Leavitt Co.)</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Constructing a deck</u>		
Contractor's name: <u>Mills Brothers Construction</u> Address: <u>161 McKinley St</u> City, State & Zip: <u>South Portland, ME 04106</u> Telephone: <u>207-415-6056</u> Who should we contact when the permit is ready: <u>Steve Mills</u> Telephone: <u>207-415-6056</u> Mailing address: <u>25 Fort Hill Rd, Standish, ME 04084</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, 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: [Signature]

Date: Feb 14, 2012

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

Deck to run entire length from ramp to corner by garage door,
 extending out from building 54" wide, stairs to extend straight out
 from edge of deck 12' front of door another 40".

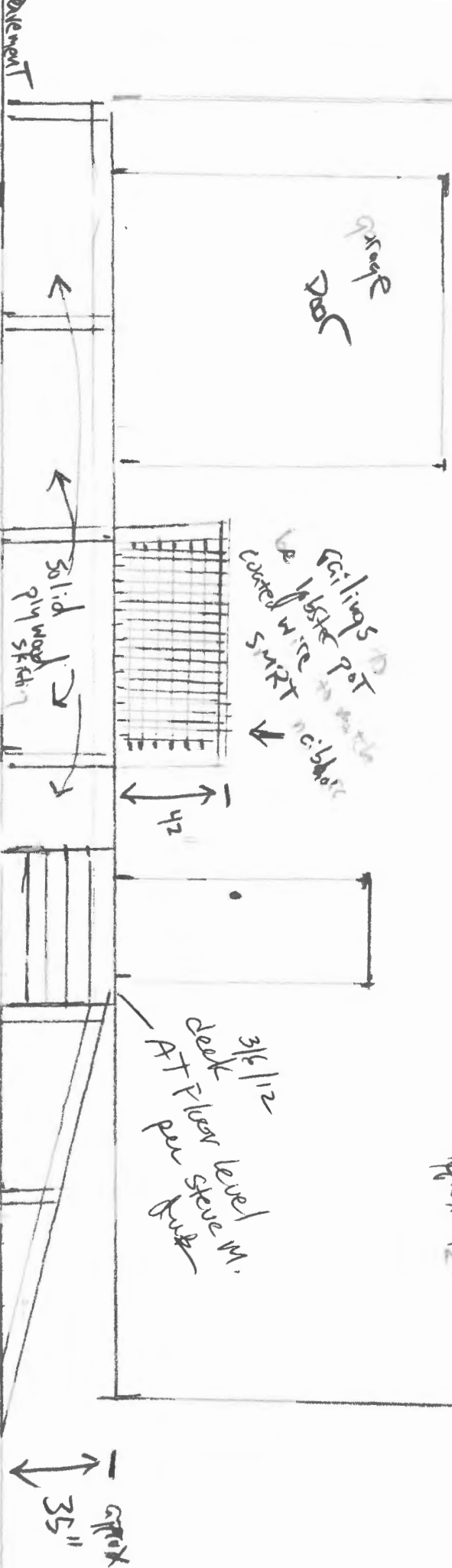
$$4.5' \times 36' = 162 \text{ ft}^2$$

144 Foxe St.

approx 24'

Unit DZ
 (Chase Leavitt)

approx 12'

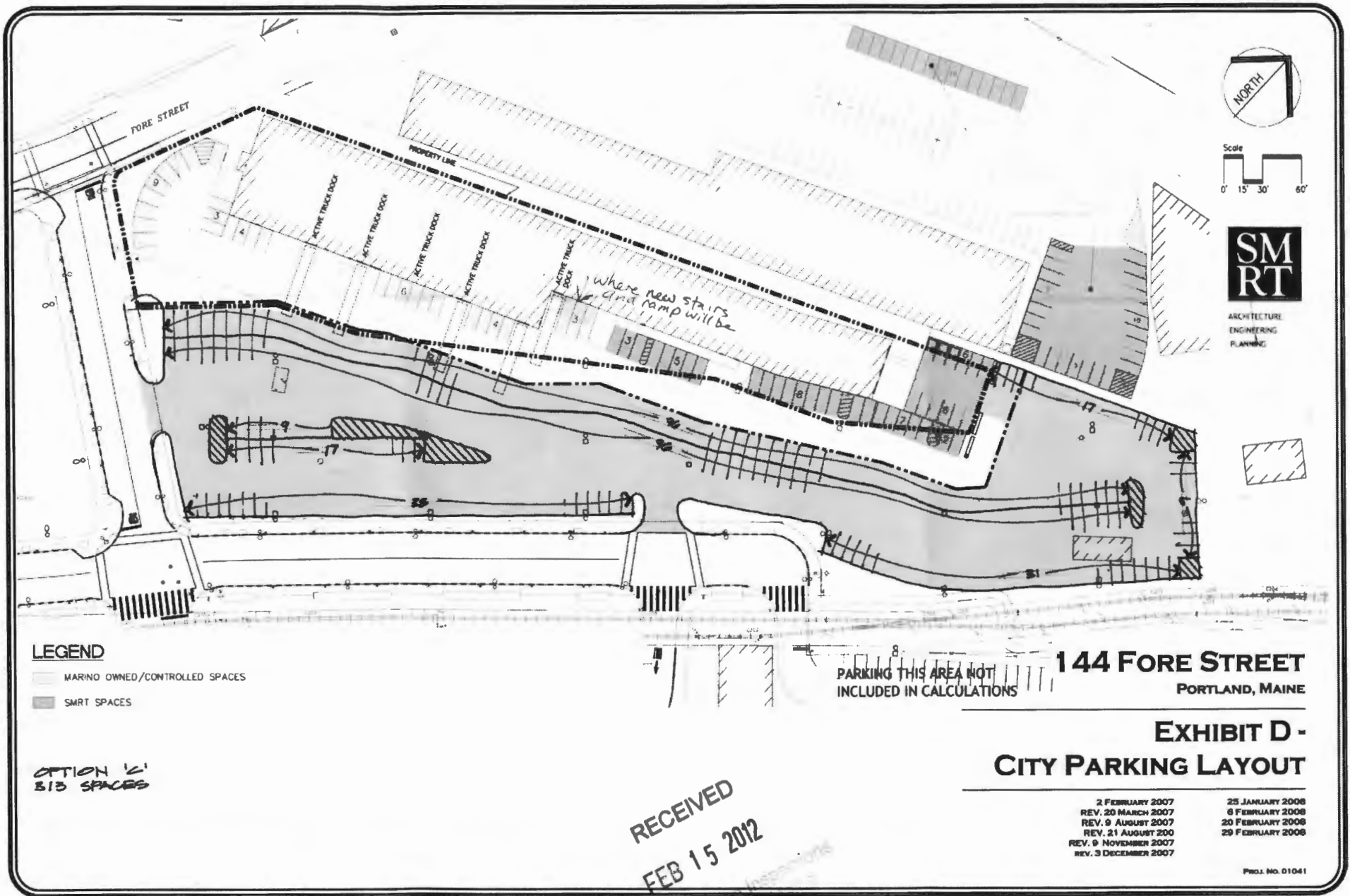


Stair rise = 7"

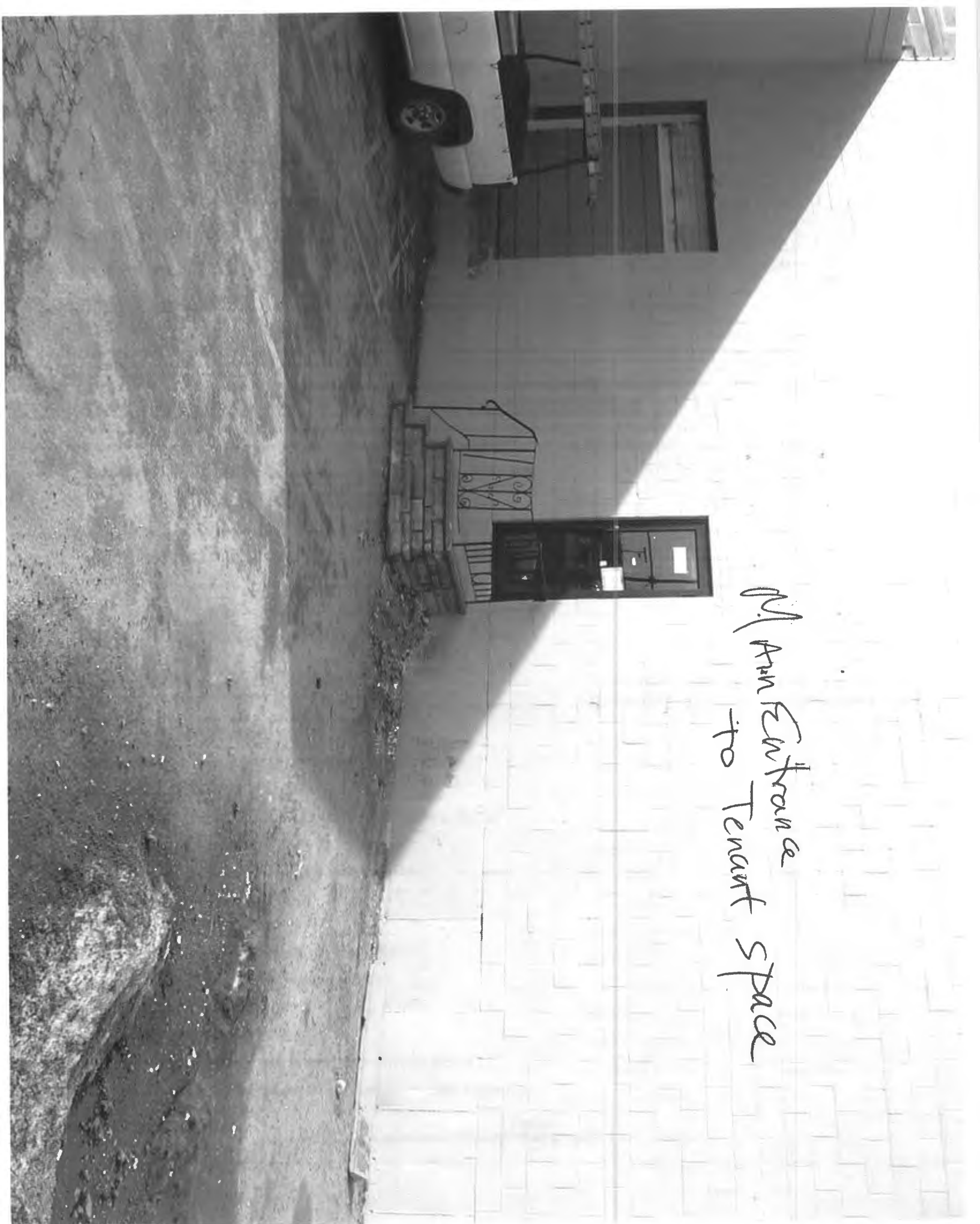
run = 10"

12' ramp for
 hand truck
 (not intended for handi-cap)

B-6 Zone - NO setbacks req



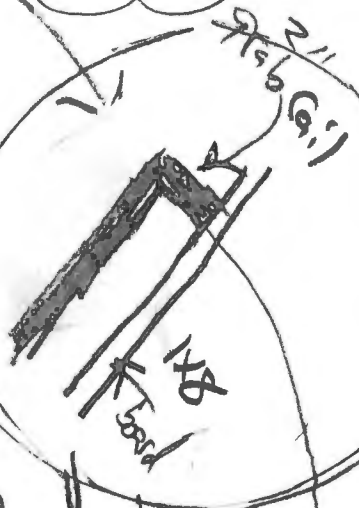
W. Ann Entrance
to Tenant Space



RECEIVED
MAR 14 2012
Dept. of Building Inspections
City of Portland Maine

Gilling Height = 40"
at landing
stairs from
porch
to ramp

31' 11" 1/2
per beam



Solid gable fails
to be cut and returned
into 1x8 board at
top + bottom of stair run

Coated 100% RST (approx 2" squares)
wire

Fastened to
Board in order
1x8 RST posts
vertical 2" gap
to fasten 2" gap
to fasten 2" gap

2' overhang
to fasten 2" gap

2X Deck Joists

Double
2x10 posts

exposed grade

Will use
larger notch in
beam for bearing

1" concrete
ribs

behind riser to
properly support + anchor
front posts

1x11 post
located at front edge
of stair. Fastened with
3/8" x 6" galv. carriage
bolts to stair stringer.
front face of bottom riser
to have 2x8 p.t. solid blocking
across entire face

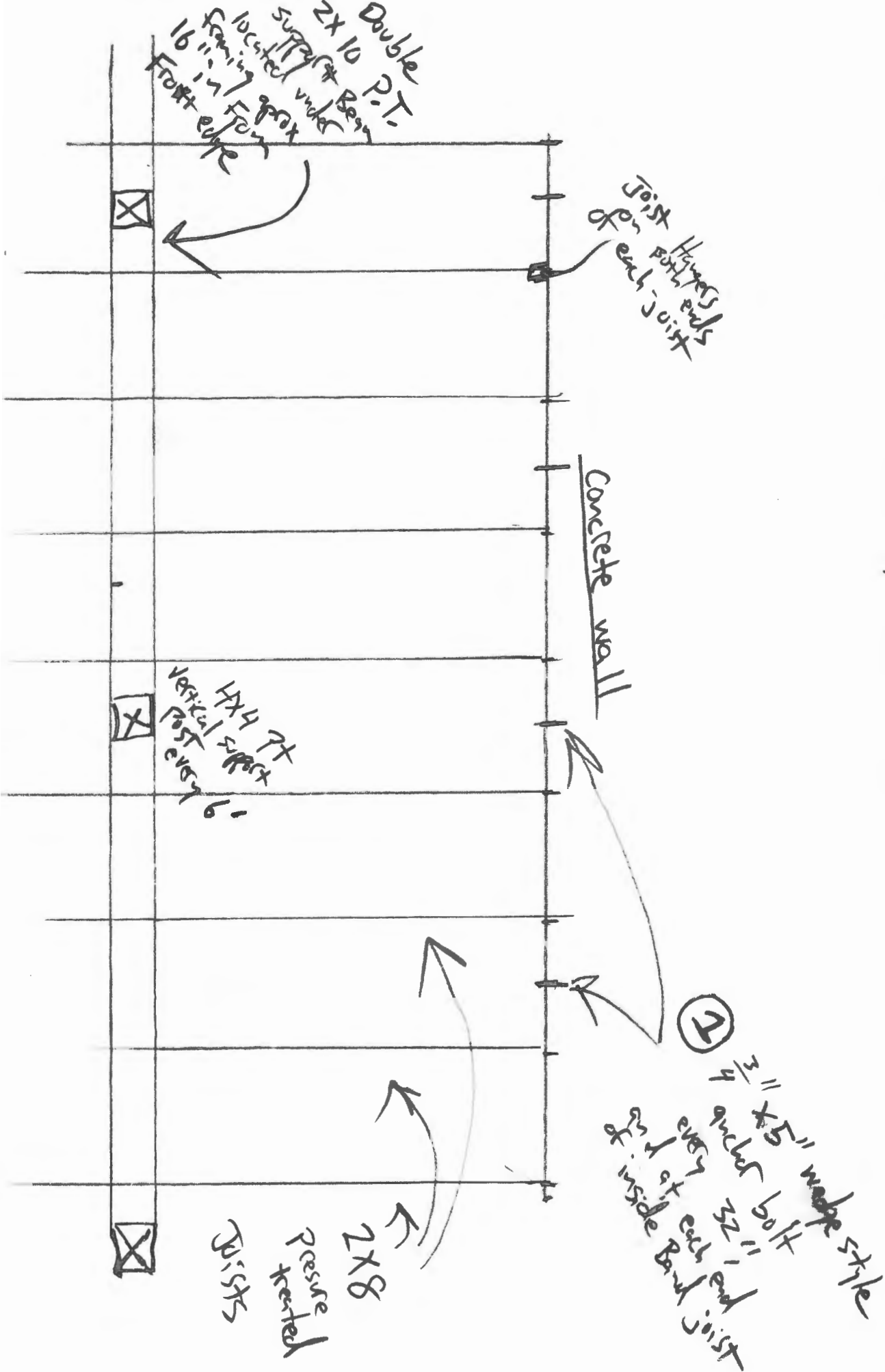
RECEIVED

144 Fore St.

MAR 14 2012

Dept. of Building Inspections
City of Portland Maine

Framing Detail



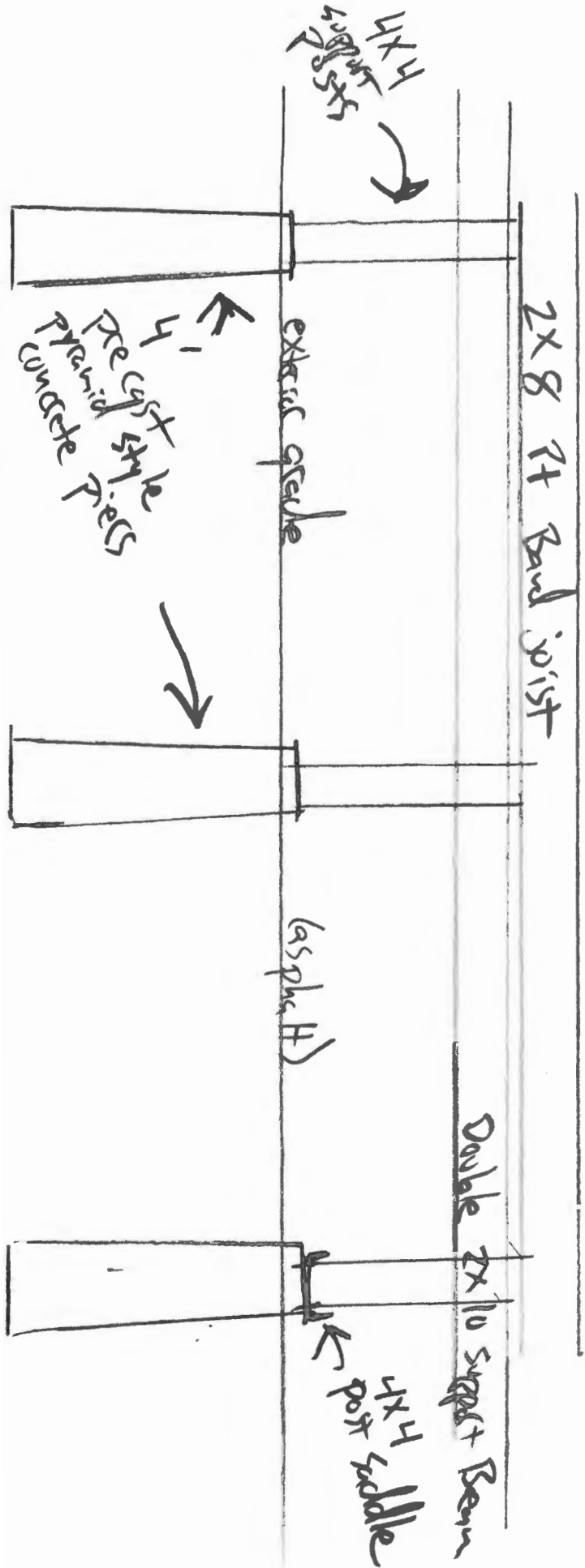
RECEIVED

144 Fore St.

MAR 14 2012

Dept. of Building Inspections
City of Portland Maine

Support beam + Posts Detail





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/15 20 12

Received from Chase Leavitt

Location of Work 144 Bore St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: 50-

Certificate of Occupancy Fee: _____

Site Plan Review

Total: 50-

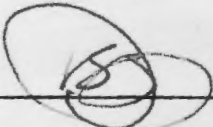
Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 019 A008

Check #: 108889 Total Collected \$ 50-

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

Taken by: 

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/14 20 12

Received from

Milk Bros

Location of Work

144 Forest

Cost of Construction

\$ 3000

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

50.00

Building (IL) ☒

Plumbing (IS) ☐

Electrical (I2) ☐

Site Plan (U2) ☐

Other ☐

CBL:

09 A008

Check #:

108868

Total Collected

50

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

Taken by:

BS

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy