

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JENLIN ENTERPRISES, LLC

Located At 585 RIVERSIDE ST-(65-67 RAINMAKER DR)

Job ID: 2012-01-3060-CH OF USE

CBL: 306- B-006-304

has permission to Establish the use of Bldg #3, Unit #4 & 5 as warehouse/office with alterations to the mezzanine 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**

 2/8/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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



# Certificate of Occupancy



CITY OF PORTLAND, MAINE  
Department of Planning and Urban Development

Location: 585 Riverside St. / 65-67 Rainmaker Dr. Unit # 4&5  
Issued to: Jenlin Enterprises LLC.

CBL 306 B006-304  
Date Issued July 11, 2012

**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.2012-01-3060, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

## PORTION OF BUILDING OR PREMISES

Center space of building

## APPROVED OCCUPANCY

Warehouse and offices.

Type: 5B 2009 IBC

### Limiting Conditions:

Approved:

7-11-12

(Date)

Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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

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

Job No: 2012-01-3060-CH OF USE	Date Applied: 1/9/2012	CBL: 306- B-006-304	
Location of Construction: 585 RIVERSIDE ST /65-67 Rainmaker Drive unit #4 & 5	Owner Name: JENLIN ENTERPRISES, LLC	Owner Address: PO BOX 194, YARMOUTH, ME 04096	Phone: 776-2181
Business Name: Puro Clean	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Change of Use	Zone: I-M
Past Use: No established use	Proposed Use: Warehouse & offices for commercial condo units #4 & 5 in the rear building	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>B. G. Kelly</i> (50)	Inspection: Use Group: Type: 5B IRB-2009 Signature: <i>JMB</i> 2/8/12
Proposed Project Description: needs c of o for warehouse		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Date: <i>9/10/12</i>	<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:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions  

**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

4/27/12 spoke w/ James (contractor) about the existing  
Guard - It is 36" at nosing - he is just adding balusters  
to L 4" and a cap ~~top~~ rail w/ mounted 36" graspable  
(returns) handrail. Guard is 42" at landing. Since this was  
existing at 36" it is allowed to remain. JMB

7-2-12 GF C/O OK BLDG - ELECT WAITING ON FIRE

## 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 continuac.**

Close In Elec/Plmb/Frame prior to insulate or gyp, if needed

Certificate of Occupancy 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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Greg Mitchel

Job ID: 2012-01-3060-CH OF USE

Located At: 585 RIVERSIDE ST

CBL: 306- B-006-304

## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property for commercial condo units #4 & 5 shall remain a warehouse with associated offices. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
3. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
4. The sprinkler system shall be installed in accordance with NFPA 13 and maintained in accordance with NFPA 25.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
6. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Installation of a sprinkler or fire alarm systems requires a Knox Box per city ordinance.
9. A firefighter Building Marking Sign is required.
10. Fire extinguishers are required per NFPA 10.
11. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
12. Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.

## **Building**

1. Application approval based upon information provided by applicant, including all additional details as dated. Any deviation from approved plans requires separate review and approval prior to work. Modifications shall be made to the mezzanine as submitted, which was constructed without approvals, previous to this owner.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including the stair guard and handrail heights & opening limitations.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



Bill Shafter 450-8107  
MErental@gmail.com

2012013060  
306 B 006

# 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. un. # 304

Location/Address of Construction: <u>65-07 Rainmaker Drive / 385 Riverside</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>306      B      006</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Jenlin Enterprises LLC</u> Address <u>P.O. Box 194</u> City, State & Zip <u>Yarmouth ME 04092</u>	Telephone: " <u>207-776-2181</u>
Lessee/DBA (If Applicable) <u>Puro Clean</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>105</u>

Current legal use (i.e. single family) Warehouse      Number of Residential Units \_\_\_\_\_  
 If vacant, what was the previous use? \_\_\_\_\_  
 Proposed Specific use: \_\_\_\_\_  
 Is property part of a subdivision? no      If yes, please name \_\_\_\_\_  
 Project description:  
Occupancy permit

Contractor's name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State & Zip \_\_\_\_\_  
 Who should we contact when the permit is ready: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing address: \_\_\_\_\_

RECEIVED

JAN 9 2012

Dept. of Building Inspections  
City of Portland Maine  
Telephone: \_\_\_\_\_

**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: William J. Shafter      Date: 1-9-12

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





## Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

### One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2009  
i.e.: [http://www.acec.org/coalitions/CASE/case1004/statement\\_of\\_si.doc](http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc)
- Cross sections w/ framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Electronic files in pdf format are also required
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

**Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

**For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.**

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

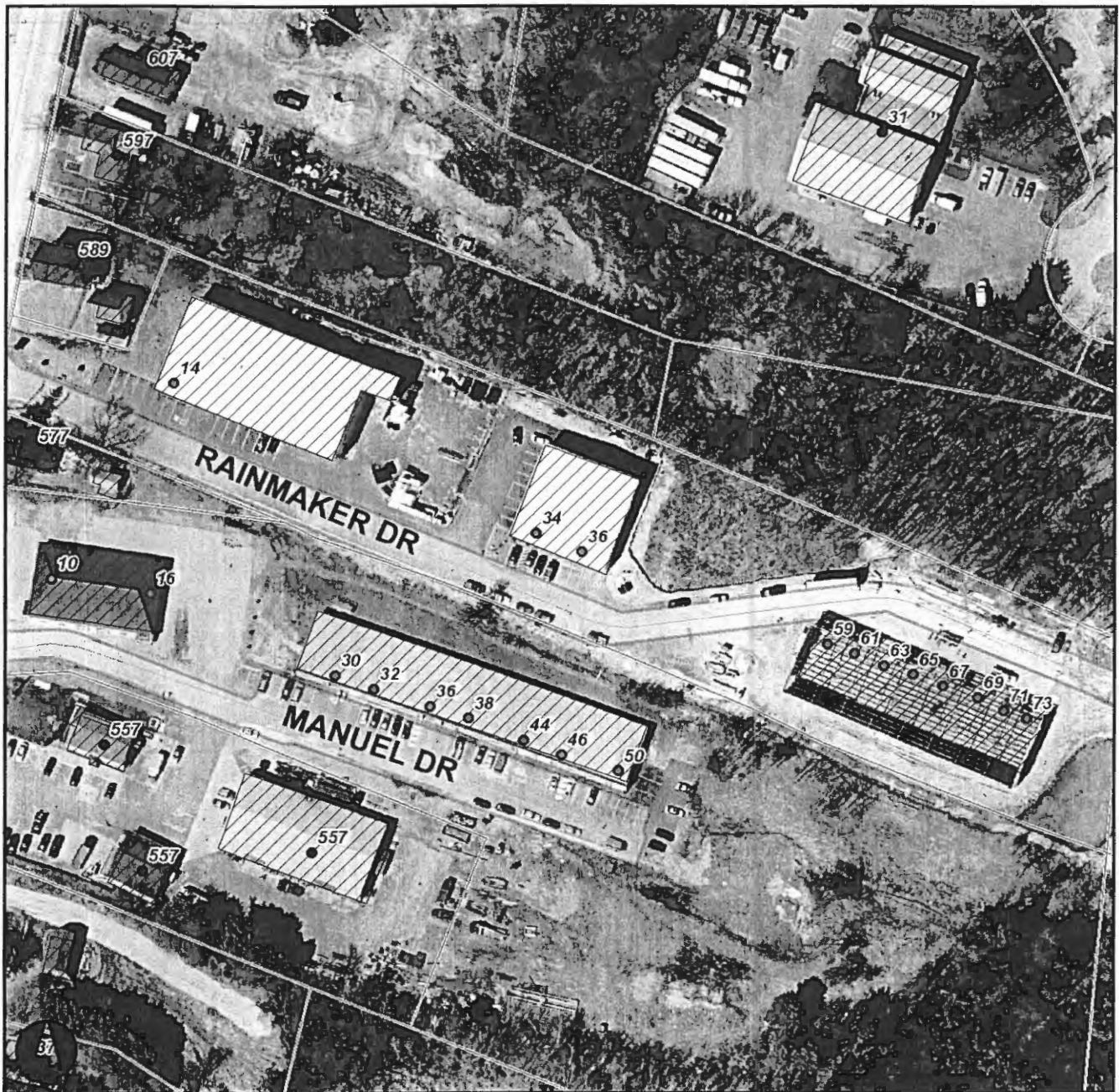
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

105 -

**This is not a Permit; you may not commence any work until the Permit is issued.**

# Map



<b>Interstate</b> □	<b>Stream</b> —	<b>County Streets</b> —	<b>ME Towns</b> □ Land
<b>Streets</b> —	<b>Wetland</b> □ swamp	—A15	□ Water Body
<b>Buildings</b> □ Building □ Out Building	<b>Lake/Pond</b> □ □ under_road	—A21	<b>Ocean</b> □
<b>Parcels</b> □	□ waterbody	—A31	
		<b>Photos 2006 (Islands)</b> ■ Red:Band_1 ■ Green:Band_2	

## SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

**Evergreen Credit Union**, a banking corporation with a mailing address of P.O. Box 1038, Portland, Maine 04104-1038, hereby releases to **JenLin Enterprises, LLC**, a Maine limited liability company with a mailing address of PO Box 194, Yarmouth, Maine 04096, the following described real property located in the City of Portland, County of Cumberland, and State of Maine, and being more particularly described as follows:

A certain lot or parcel of land situated southerly of Riverside Street in the City of Portland, County of Cumberland and State of Maine, being Units 4 and 5 in Building #3 on Lot 3 as shown on Condominium Plan entitled Rainmaker Business Park Condominium (Phase #1) dated April 20, 2005 prepared by Boundary Engineering Survey Technology recorded in said Registry of Deeds in Plan Book 205, Page 561; as revised on Plan of Second Amended Plan of Condominium Rainmaker Business Park Condominium dated April 28, 2006 and recorded in said Registry of Deeds in Plan Book 206, Page 478.

TOGETHER WITH AND SUBJECT TO all covenants, conditions, restrictions, reservations and easements as set forth in the Declaration of Condominium of Rainmaker Business Park Condominium dated April 22, 2005 recorded in said Registry of Deeds in Book 22560, Page 11; amended by First Amendment dated August 30, 2005 recorded in Cumberland County Registry of Deeds in Book 23134, Page 138 and Second Amendment dated July 28, 2006, recorded in said Registry of Deeds in Book 24220, Page 25.

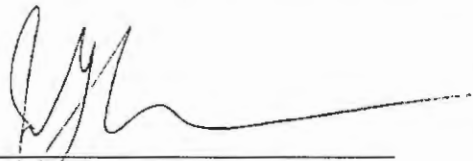
TOGETHER WITH said units' undivided ownership interest as specified said Declaration and with the exclusive use of the limited common areas and facilities appurtenant to said Unit 5, all as provided in said Declaration, Exhibits and Plans.

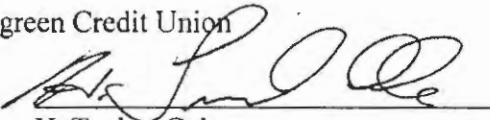
TOGETHER WITH an easement for operating, replacing, repairing and maintaining water pipes as set forth in a Deed from Mainely Investments to B & L Partners, LLC dated August 23, 2005, recorded in said Registry of Deeds in Book 23066, Page 41.

The Grantee named herein was the high bidder for the property at a foreclosure sale conducted pursuant to the Statutory Power of Sale contained in a Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement given by DLW Partners, LLC to Evergreen Credit Union dated December 27, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25714, Page 173.

MAINE REAL ESTATE TAX PAID

WITNESS my hand and seal this 28 day of December, 2011.

  
\_\_\_\_\_  
Witness

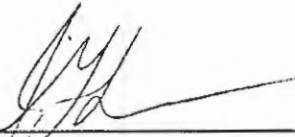
Evergreen Credit Union  
By:   
\_\_\_\_\_  
H. Tucker Cole  
Its President and Chief Executive Officer

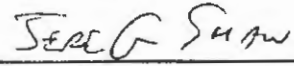
STATE OF MAINE  
Cumberland, ss.

December 28, 2011

Personally appeared the above-named H. Tucker Cole, President and Chief Executive Officer of Evergreen Credit Union and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Evergreen Credit Union.

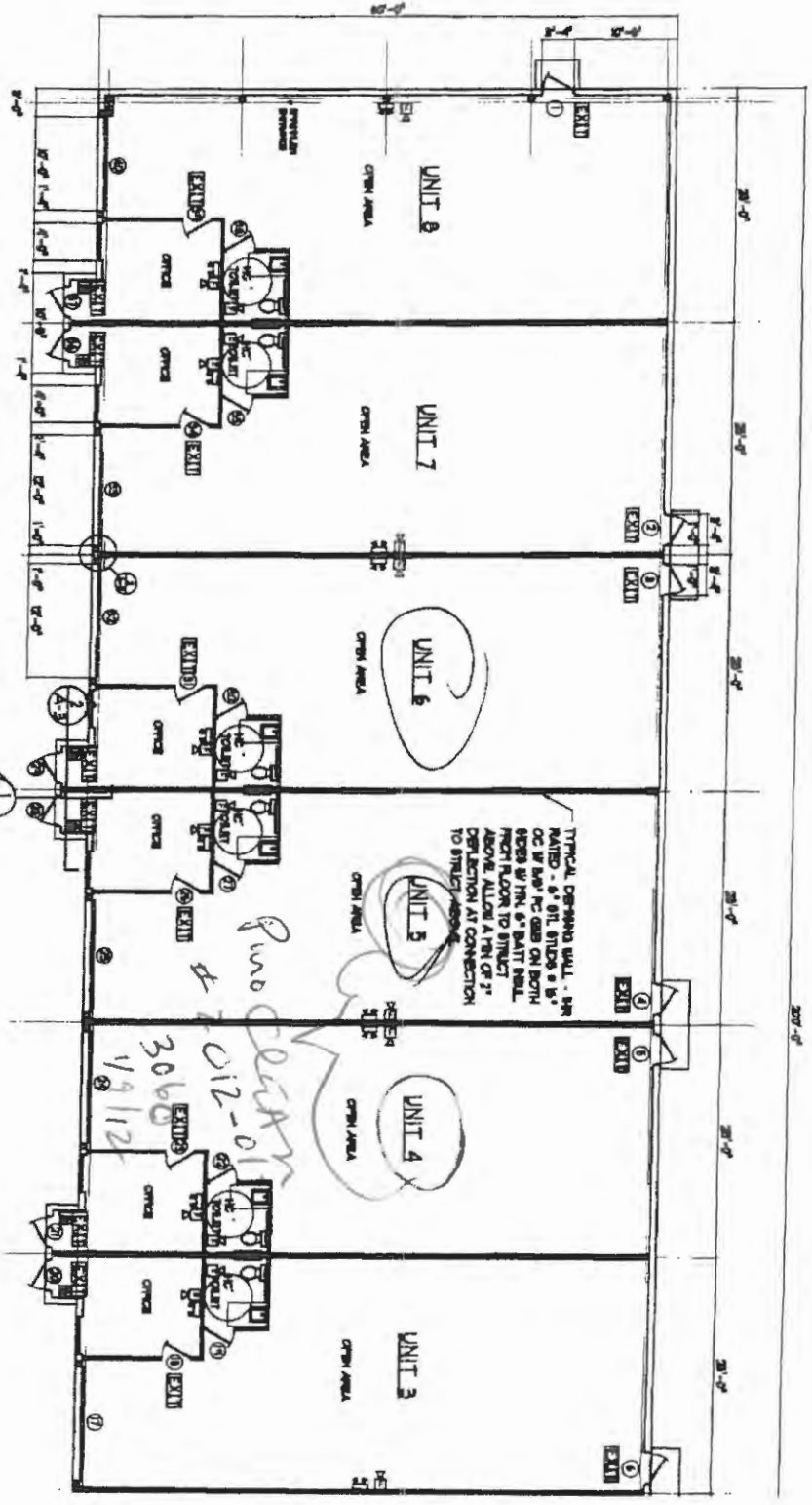
Before me,

  
\_\_\_\_\_  
Notary Public / ~~Attorney-at-Law~~

  
\_\_\_\_\_  
Typed or Printed Name:

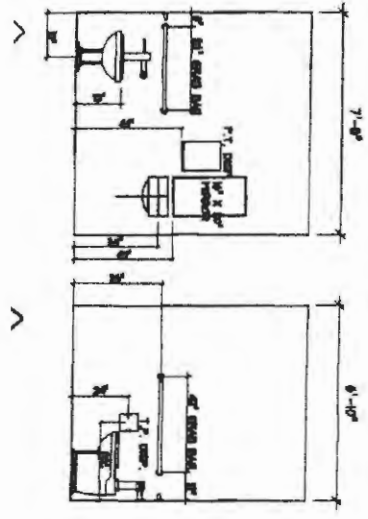
My Commission Expires: 9/3/13

Received  
Recorded Register of Deeds  
Dec 30, 2011 09:00:20A  
Cumberland County  
Pamela E. Lavley



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

*from orig permit # 1808-05-*



- ① 1/4" [Symbol]
- PA 142 48 80P (80mm) Pre-Drilled Square Headed or 80P (80mm) Pre-Drilled 1/4" Round Headed Hardware to Join with 3/8" (9.5mm) Steel Bolt, 3/4" (19mm) Steel Washer, 3/4" (19mm) Steel Nut
- CA 142 200 80P (80mm) Pre-Drilled Square Headed or 80P (80mm) Pre-Drilled 1/4" Round Headed Hardware to Join with 3/8" (9.5mm) Steel Bolt, 3/4" (19mm) Steel Washer, 3/4" (19mm) Steel Nut
- CAU T-1770 80P (80mm) Pre-Drilled Square Headed or 80P (80mm) Pre-Drilled 1/4" Round Headed Hardware to Join with 3/8" (9.5mm) Steel Bolt, 3/4" (19mm) Steel Washer, 3/4" (19mm) Steel Nut
- UA 142 8 80P (80mm) Pre-Drilled Square Headed or 80P (80mm) Pre-Drilled 1/4" Round Headed Hardware to Join with 3/8" (9.5mm) Steel Bolt, 3/4" (19mm) Steel Washer, 3/4" (19mm) Steel Nut
- UL V400 80P (80mm) Pre-Drilled Square Headed or 80P (80mm) Pre-Drilled 1/4" Round Headed Hardware to Join with 3/8" (9.5mm) Steel Bolt, 3/4" (19mm) Steel Washer, 3/4" (19mm) Steel Nut
- 47 1/4" [Symbol]
- 1/4" [Symbol]

June 14, 2006

Michael Nugent  
Inspections Service Manager  
City of Portland, Maine

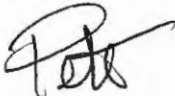
Re: B & L Business Park  
Building "C" 60' x 200'  
585 Riverside Street  
Portland, Maine

Dear Mike,

I am confirming our conversation of late regarding the change in the construction type of the above named building structure from a 2B to a 5B classification. We will however maintain the 6" steel stud separation wall with 5/8" type X gypsum board on both sides between the tenant spaces.

Thank you for your efforts.

Best Regards,



"Pete" Harvey E. Sawyer III

Post permit  
# 05-1805

306 - B-6

**504.2 Automatic sprinkler system increase.** Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one. These increases are permitted in addition to the *building area* increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum *building height* is increased by 20 feet (6096 mm) and the maximum number of *stories* is increased by one, but shall not exceed 60 feet (18 288 mm) or four *stories*, respectively.

**Exceptions:**

1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. *Fire-resistance rating* substitution in accordance with Table 601, Note d.

**504.3 Roof structures.** Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1509.2.4. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height if of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable *building height* if of combustible materials (see Chapter 15 for additional requirements).

## SECTION 505 MEZZANINES

**505.1 General.** A *mezzanine* or *mezzanines* in compliance with Section 505 shall be considered a portion of the *story* in which it is contained. Such *mezzanines* shall not contribute to either the *building area* or number of *stories* as regulated by Section 503.1. The area of the *mezzanine* shall be included in determining the *fire area* defined in Section 902. The clear height above and below the *mezzanine* floor construction shall not be less than 7 feet (2134 mm).

**505.2 Area limitation.** The aggregate area of a *mezzanine* or *mezzanines* within a room shall not exceed one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

**Exceptions:**

1. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction for special industrial occupancies in accordance with Section 503.1.1 shall not exceed two-thirds of the floor area of the room.

2. The aggregate area of *mezzanines* in buildings and structures of Type I or II construction shall not exceed one-half of the floor area of the room in buildings and structures equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1 and an *approved* emergency voice/alarm communication system in accordance with Section 907.5.2.2.

**505.3 Egress.** Each occupant of a *mezzanine* shall have access to at least two independent *means of egress* where the *common path of egress travel* exceeds the limitations of Section 1014.3. Where a *stairway* provides a means of *exit access* from a *mezzanine*, the maximum travel distance includes the distance traveled on the *stairway* measured in the plane of the tread nosing. *Accessible means of egress* shall be provided in accordance with Section 1007.

**Exception:** A single *means of egress* shall be permitted in accordance with Section 1015.1.

**505.4 Openness.** A *mezzanine* shall be open and unobstructed to the room in which such *mezzanine* is located except for walls not more than 42 inches (1067 mm) high, columns and posts.

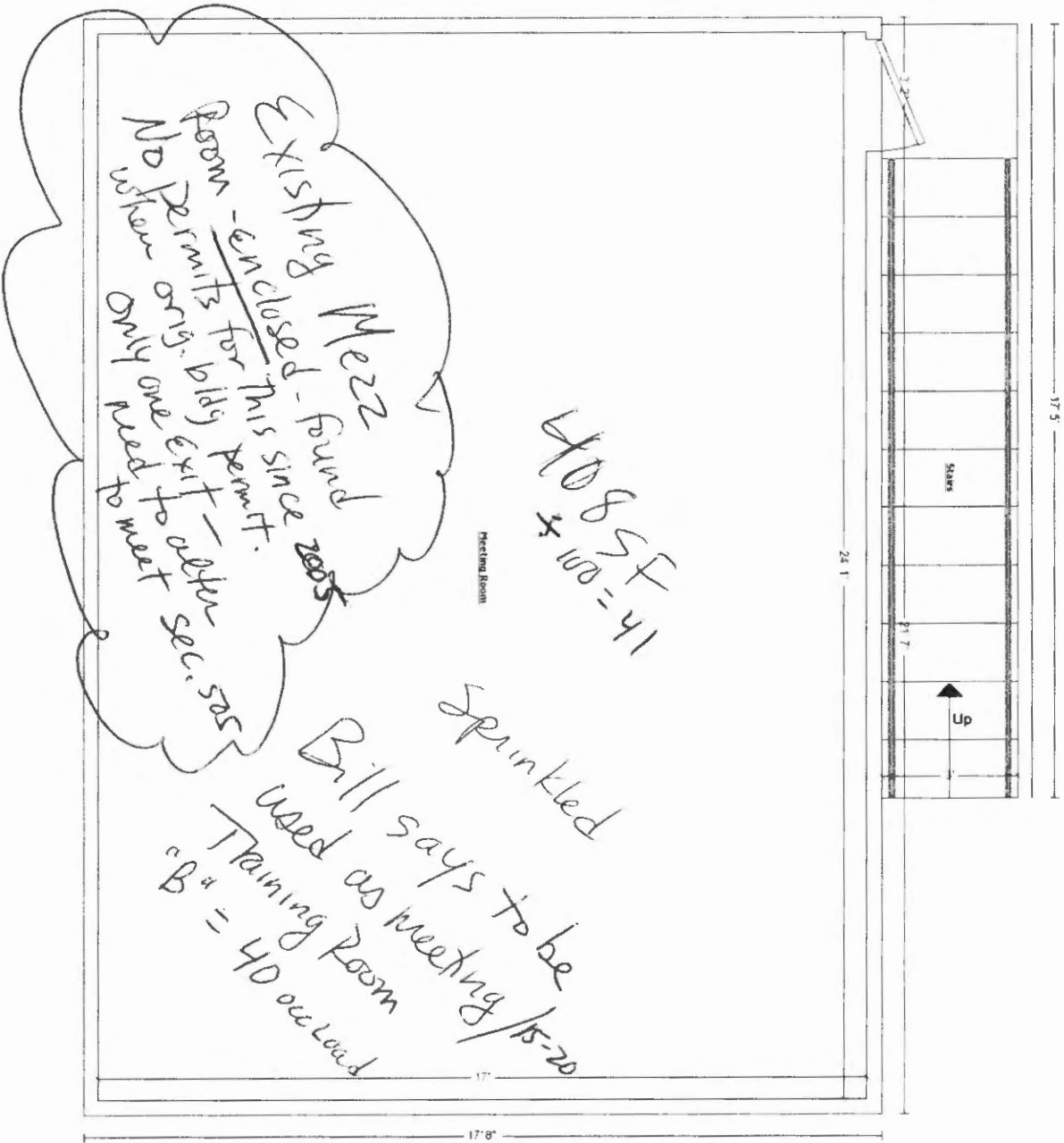
**Exceptions:**

1. *Mezzanines* or portions thereof are not required to be open to the room in which the *mezzanines* are located, provided that the *occupant load* of the aggregate area of the enclosed space does not exceed 10.
2. A *mezzanine* having two or more *means of egress* is not required to be open to the room in which the *mezzanine* is located if at least one of the *means of egress* provides direct access to an *exit* from the *mezzanine* level.
3. *Mezzanines* or portions thereof are not required to be open to the room in which the *mezzanines* are located, provided that the aggregate floor area of the enclosed space does not exceed 10 percent of the *mezzanine* area.
4. In industrial facilities, *mezzanines* used for control equipment are permitted to be glazed on all sides.
5. In occupancies other than Groups H and I, that are no more than two *stories* above *grade plane* and equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, a *mezzanine* having two or more *means of egress* shall not be required to be open to the room in which the *mezzanine* is located.

**505.5 Equipment platforms.** *Equipment platforms* in buildings shall not be considered as a portion of the floor below. Such *equipment platforms* shall not contribute to either the *building area* or the number of *stories* as regulated by Section 503.1. The area of the *equipment platform* shall not be included in determining the *fire area* in accordance with Section 903. *Equipment platforms* shall not be a part of any *mezzanine* and such platforms and the walkways, *stairs*, *alternating tread devices* and ladders providing access to an *equipment platform* shall not serve as a part of the *means of egress* from the building.

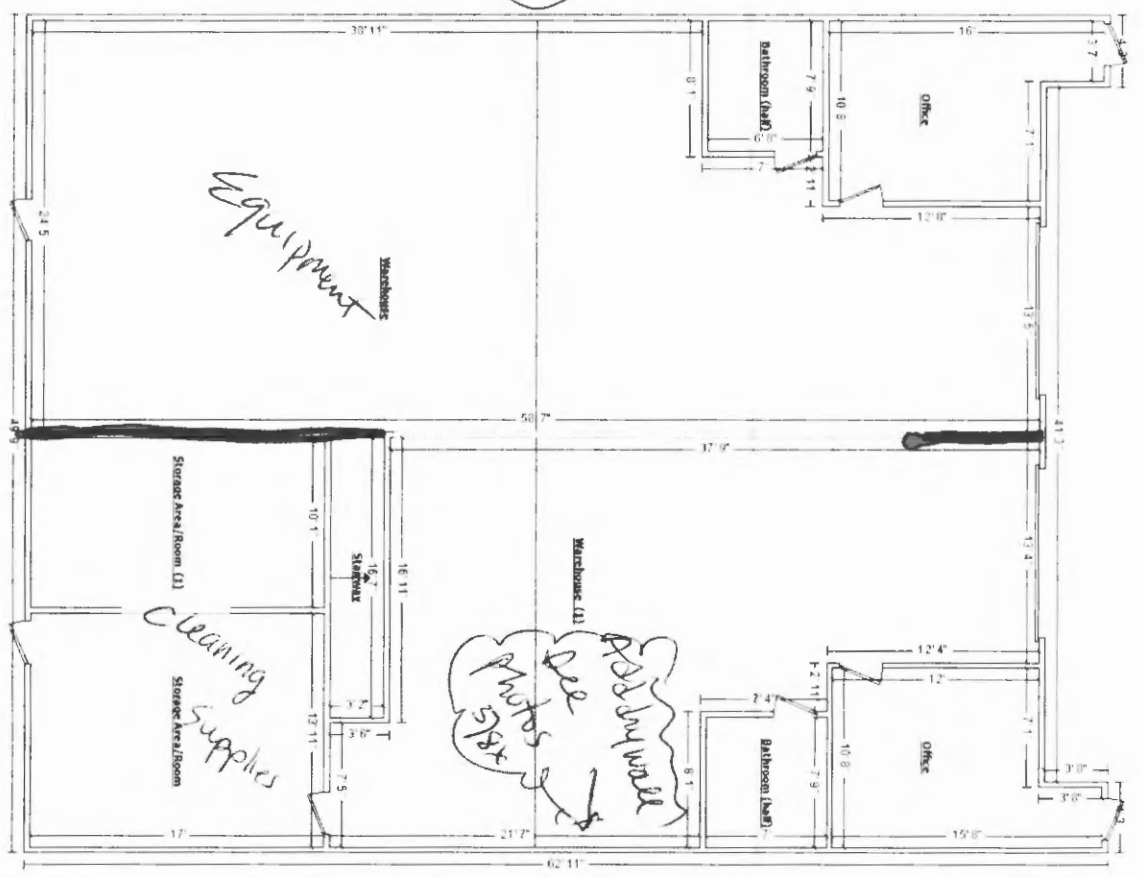


Fire suppression system in place



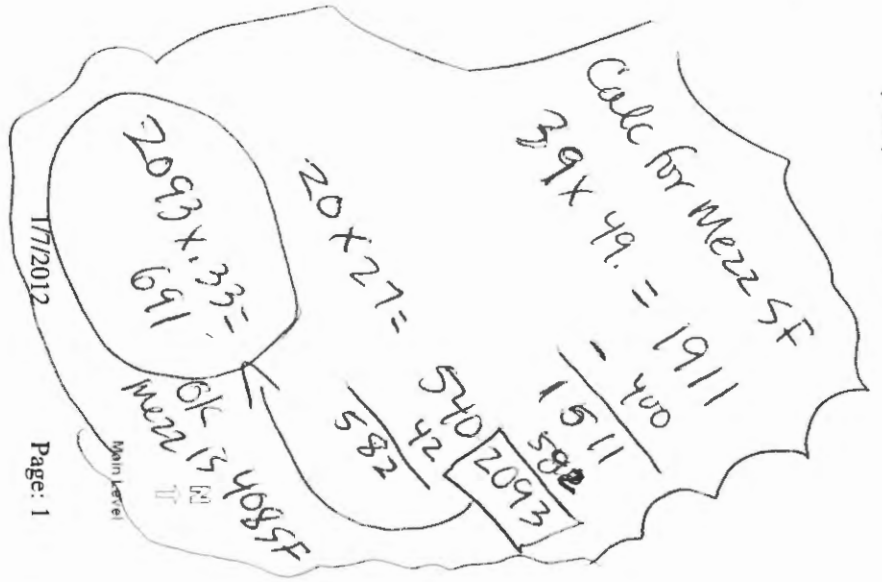
Fire suppression  
system in place

Existing walls  
per Bill S.  
1/27/12



Offices, etc  
Box Ceiling  
7'9" - 7'11"

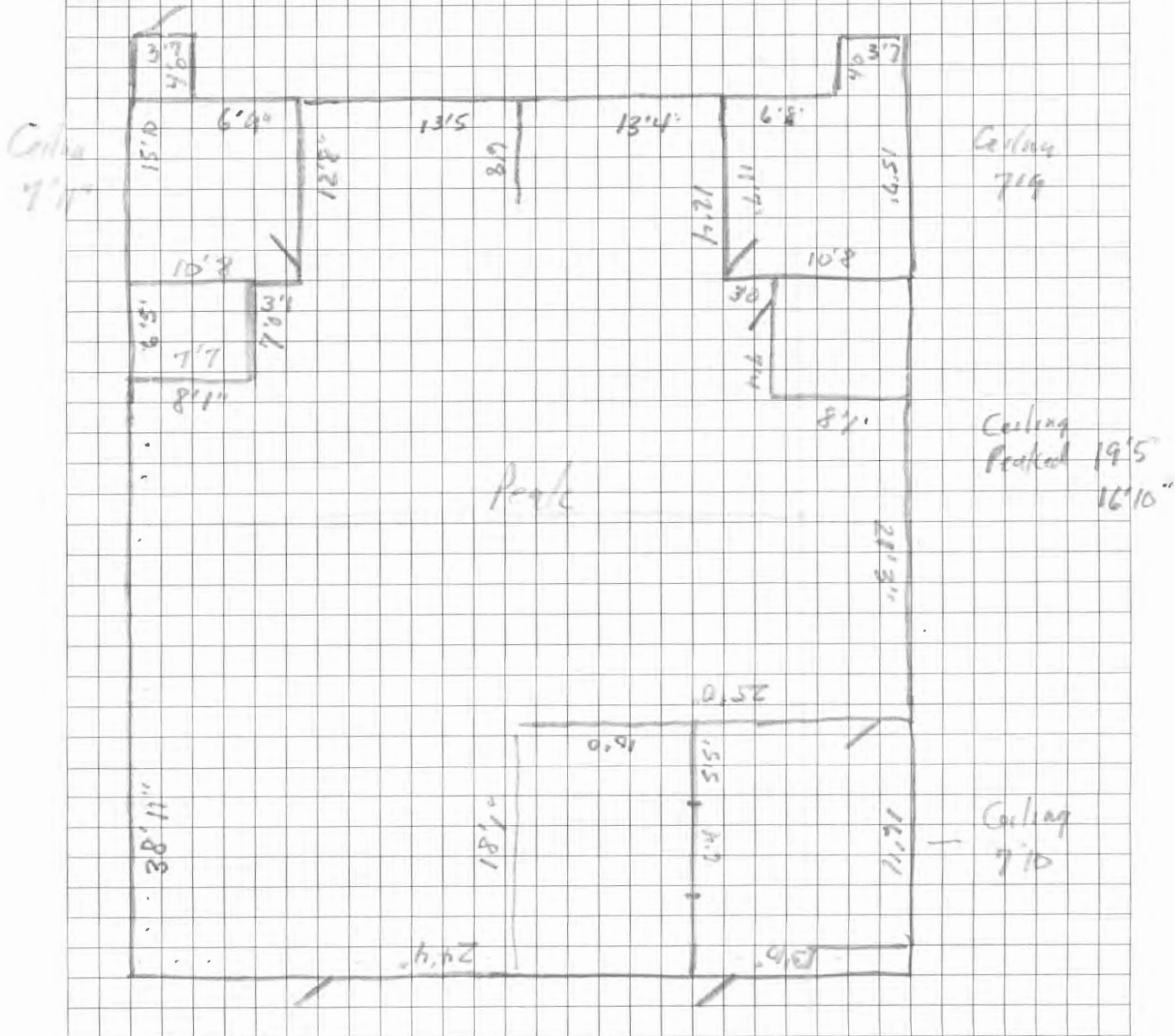
Warehouse  
Ceiling Perked  
Peak 19'5"  
Wall 16'10"





# PuroClean™

The Paramedics of Property Damage®

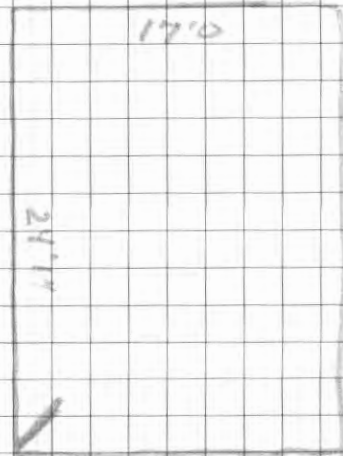




# PuroClean™

The Paramedics of Property Damage®

Ceiling  
7'9"





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

December 28, 2011

Jere G. Shaw, VP of Business Banking  
Evergreen Credit Union  
225 Riverside Drive  
Portland, ME 04104

RE: 585 Riverside Street, Rainmaker Business Park, DLW Partners, LLC – Unit 6,  
Building #3 – 306-B-006-306 & 312-B-4 (the “Property”) – I-M Zone

Dear Jere Shaw,

I am in receipt of a request for a determination letter concerning the Property.

The Property is located in an I-M Industrial Zone.

The entire parcel consists of three buildings. The Property is located in the last building, housing eight (8) commercial units. This building was constructed under a site plan review (#2005-0223) and a building permit for the shell only under permit # 05-1808 for light industrial uses issued on January 12, 2006. One of the conditions of permit #05-1808 stated: “Separate permits are required for individual tenant fit-up permits. PLEASE NOTE: uses other than warehouse, low industrial uses or contractor’s offices shall require different parking requirements that shall be met prior to any approvals”. Subsequently, this office received a permit application (#2007-0165) to establish the use of a light industrial use and tenant fit-up for Rainmaker Springs Bottling Company for units #5 & 6 in building #3. This permit was issued on 3/1/2007. I was not able to find an issued certificate of occupancy permit for this permit. There is no permit on file establishing unit #6 in building #3 as a separate use from unit #5 in the same building. Copies of all mention permits are enclosed.


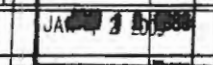
If you have any questions regarding this matter, please do not hesitate to call me at (207) 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

enclosures

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1808	306 B 0000
 JAN 11 2006  CITY OF PORTLAND	

Location of Construction: 585 RIVERSIDE ST	Owner Name: B & L PARTNERS LLC	Owner Address: 277 MILTON RD
Business Name:	Contractor Name: Harvey Sawyer	Contractor Address: 14 Deer Run Drive
Lessee/Buyer's Name:	Phone:	Permit Type: Commercial
Past Use: Vacant Land	Proposed Use: Commercial/ Build a 60' x 200' Pre-engineered steel Building	Permit Fee: \$1,716.00
		Cost of Work: \$180,000.00
		CEO District: 5
Proposed Project Description: Build a 60' x 200' Pre-engineered steel Building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: S1 Type 28 (FOR NEW) 1/10/06
		Signature: [Handwritten Signature]
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 12/16/2005	<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 information may invalidate a building permit and stop all work.		Special Zone or Reviews <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 6 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2005-0223 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/12/06</i>	Zoning Appeal <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	Historic Preservation <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

**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

Permit No: 05-1808	Date Applied For: 12/16/2005	CBL: 306 B006001
-----------------------	---------------------------------	---------------------

Location of Construction: 585 RIVERSIDE ST	Owner Name: B & L PARTNERS LLC	Owner Address: 277 MILTON RD	Phone:
Business Name:	Contractor Name: Harvey Sawyer	Contractor Address: 14 Deer Run Drive Gorham	Phone: (207) 831-1030
Lessee/Buyer's Name:	Phone:	Permit Type: Commercial	

Proposed Use: Commercial/ Build a 60' x 200' Pre-engineered steel Building BLDG. C	Proposed Project Description: Build a 60' x 200' Pre-engineered steel Building BLDG. C
---	---

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 01/12/2005  
 Note: received approved site plan 1/9/06 Ok to Issue:

- 1) Separate permits are required for individual tenant fit-up permits. PLEASE NOTE: uses other than warehouse, low industrial uses, or contractor's offices shall require different parking requirements that shall be met prior to any approvals.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) No certificate of occupancies shall be issued prior to finalized original executed easements have been accepted and approved by the planning division.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 01/10/2006  
 Note: Ok to Issue:

- 1) Separate tenant fit up, Plumbing, Electrical, HVAC plans must be submitted for separate permit approvals prior to those phases of construction.

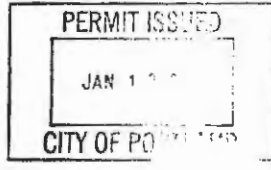
Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cuss Approval Date: 12/19/2005  
 Note: Ok to Issue:

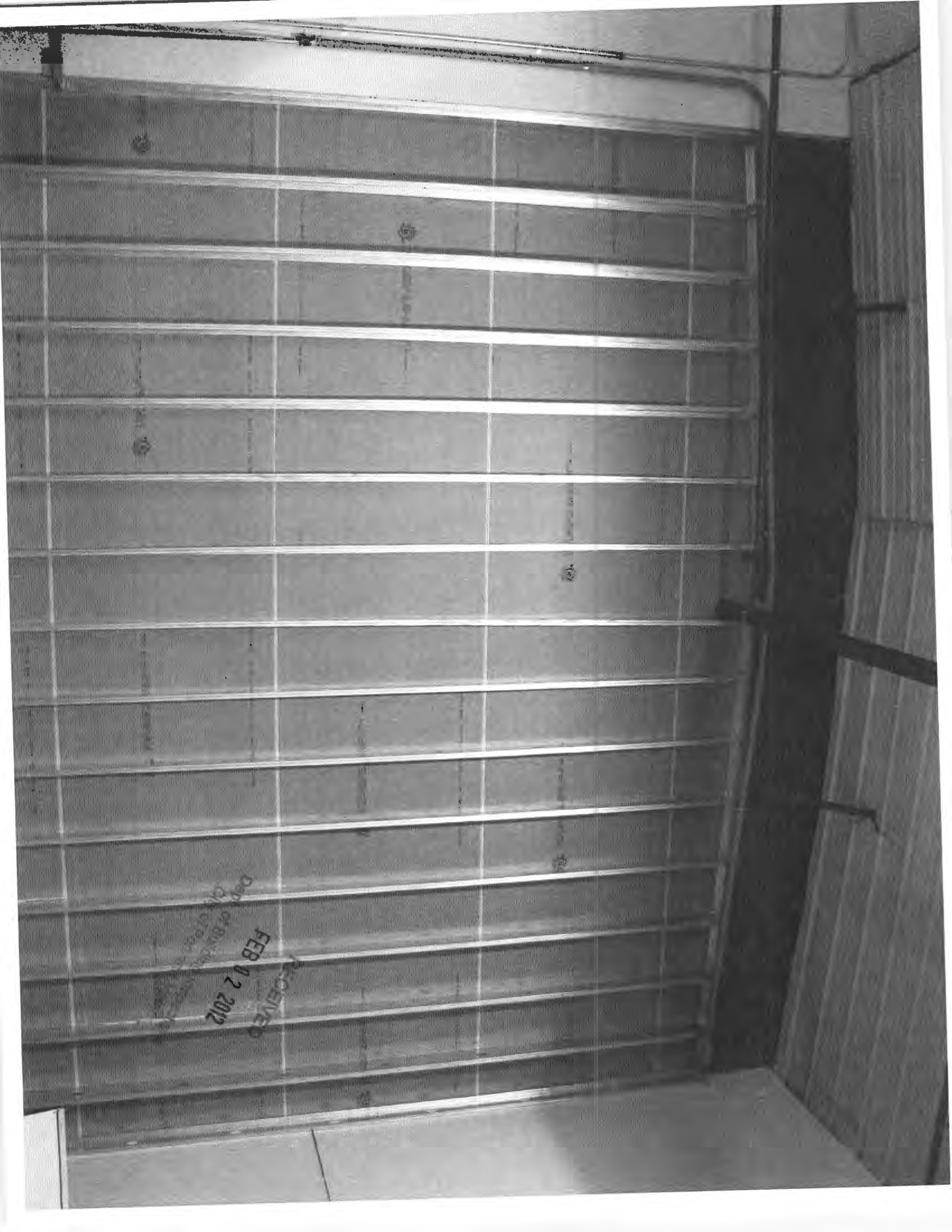
- 1) Requires state approval.

Dept: Planning Status: Reviewer: Ethan Macomber Approval Date: 11/14/2005  
 Note: Ok to Issue:

- 1) Draft easement has been approved. We now need original executed easement prior to CO.

Comments:  
 12/23/2005-mjn: Planning advises that a site review amendment is required.





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FEB 02 2012  
Div. of ...  
of ...



Front elevation

windows removed

Open

Open

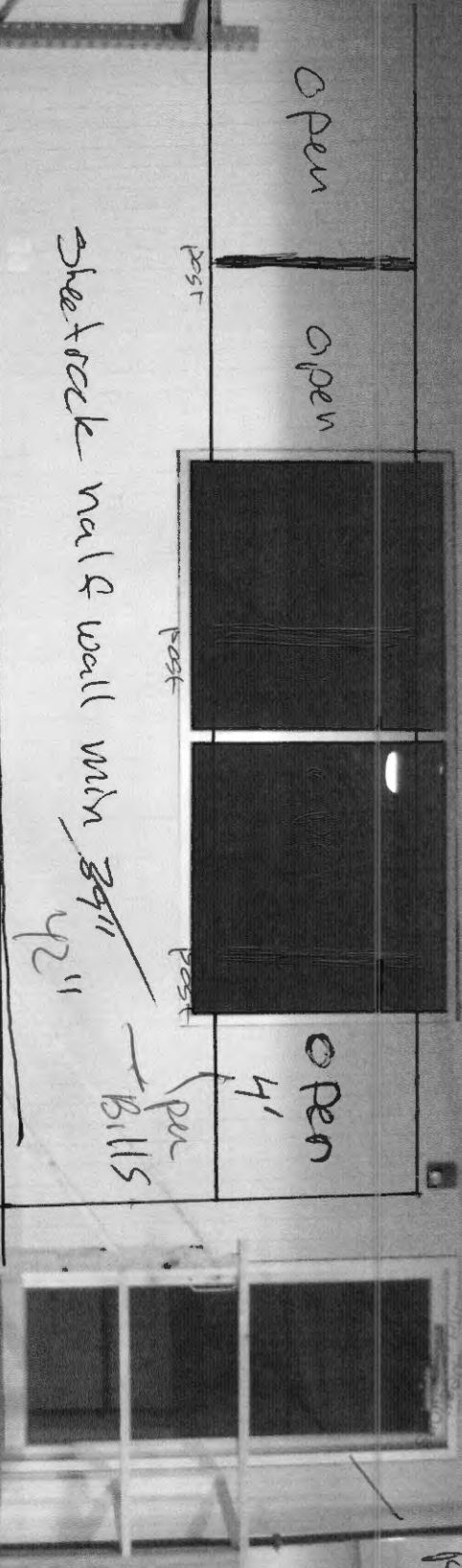
Open

Sheetrock half wall with 39" 42"

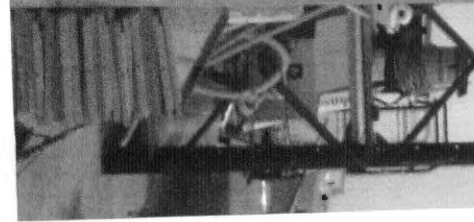
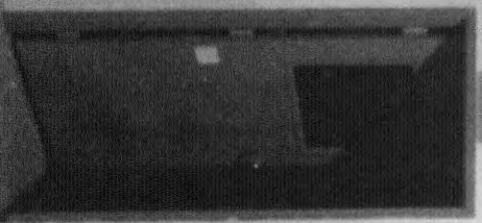
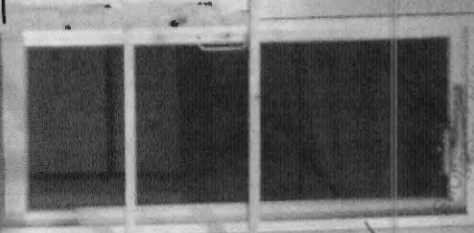
4' per Bills

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FEB 06 2012  
Dept. of Building Ins.  
City of San Diego

Remove Door



EXIT



SI DE CLEAR FLOOR

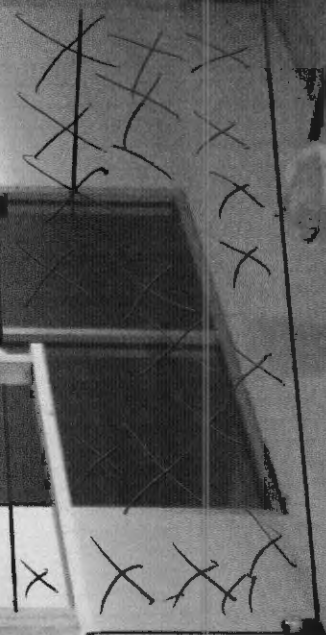
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Dept of Building Inspections  
Charlotte, NC

open

open

open

39" min  
slat track  
red wall



rest

rest



Ms. Jeanie Bourke

City of Portland Inspections

2/8/2012

Jeanie:

Please find enclosed the proposal and estimate for the mezzanine repair/rebuild at 4-5 Rainmaker Drive in Portland.

I believe I have covered the existing issues in the proposal so that we may obtain a building permit in order to get the work done and receive a subsequent Occupancy Permit.

If there is anything you need additionally on the estimate or proposal, please let me know.

Sincerely



Bill Shafter

PuroClean

(207)450-8107

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FEB 08 2012  
Dept. of Building Inspection  
City of Portland

## Proposal for Units 4 & 5, Building 3, Rainmaker Drive

- 1.) Remove existing sheetrock walls above 42" for entire interior perimeter
- 2.) Remove existing door
- 3.) Remove existing window 34"-38" returned both sides
- 4.) Install round hand rail at 42" from nose of stair tread to the base of the stairs
- 5.) Install spindles or plastic lattice below stairway railing to less than 4" openings for entire length
- 6.) Install spindles or plastic lattice below landing at the top of the stairway to less than 4" openings for entire area at 42" high

Also added <sup>5/8"</sup>SR to demising wall section  
That had been removed see photos.  
JMB

RECEIVED  
FEB 08 2012  
DEPT. OF HEALTH  
T

## Estimate for Building Permit for Units 4 & 5 Rainmaker Drive

Labor to remove walls down to 42", remove door and window	\$ 160.00
Labor to repair sheetrock half wall and cap	\$160.00
Install spindles/lattice down stairs and around landing	\$80.00
Install handrail down stairs	\$60.00
Materials:	
Sheetrock 2- 4X8 sheets of 5/8 sheetrock	\$25.00
Lattice/spindles	\$100.00
Handrail	\$75.00
Lumber to cap to off sheetrock half wall	\$150.00
Disposal	\$40.00
Misc. Screws, nails sheetrock tape etc.	\$40.00
Total	\$890.00

=====

RECEIVED  
FEB 08 2012  
Office of Building Inspection  
1500 W. 10th St.  
Anchorage, Alaska 99501



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

1/9

20 12

Received from

Bill Shefer

Location of Work

65-67 Rainmaker Dr.

Cost of Construction

\$ <sup>00</sup> CO

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

105

Building (IL) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other

CBL:

CC  
Check #: 062006

Total Collected \$

105

**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