DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

INVESTMENT CORE LLC ETAL

Located at

49 HANCOCK ST (28 Federal St)

PERMIT ID: 2016-01901 **ISSUE DATE:** 01/25/2017

7 **CBL:** 020 B013001

has permission to Construct a two- (2-) family structure with (Three stories with 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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Craig Messinger

/s/ Laurie Leader

Fire Official

Building Official

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

Approved Property Use - Zoning six family with attached two family

Building Inspections

Fire Department

Use Group: R-2 Type: 5B

Residential apartments (2 units)

Occupant load = 15

Building is sprinkled with NFPA 13R

3 STORY WITH MEZZANINE

MUBEC/IBC 2009

BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703

or email: buildinginspections@portlandmaine.gov

Check the Status of Permit or Schedule an Inspection at http://www.portlandmaine.gov/planning/permitstatus.asp

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that are attached to this permit.
- Permits expire in 6 months if the project is not started or ceases for 6 months.
- If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.

REQUIRED INSPECTIONS:

Final - DRC

Site VISIT

Pre-Demolition Inspection

Setbacks and Footings Prior to Pouring

Foundation/Backfill

Close-in Plumbing/Framing w/Fire & Draft Stopping

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the

owner or designee before the space may be occupied.

PERMIT ID: 2016-01901 **Located at:** 49 HANCOCK ST (28 Federal St) **CBL:** 020 B013001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2016-01901

Date Applied For: 07/21/2016

CBL:

020 B013001

Proposed Use:

Six (6) Dwelling Units with attached Two- (2-) Units

Proposed Project Description:

Construct a two- (2-) family structure with (Three stories with mezzanine)

Dept: Zoning Status: Approved w/Conditions Reviewer: Caitlin Cameron Approval Date: 01/23/2017

Note: Front yard setback: 5' maximum req, 0' proposed at Federal Street.

Ok to Issue:

Side yard setbacks: 5' required, 10' proposed at Federal and 0' proposed at Hancock (multi-story porches encroach 5' side yard). Permanent 5' maintenance easement needed with neighbor to meet zoning for side yard setback less than 0' (submitted 9/19/16). Street tree fee-in-lieu of \$400 needed prior to permit (submitted 9/15/16).

Max Building Length: 30' required, 30' proposed at Federal Street.

Min. Height: 2 stories required, 4 proposed

Max. Height: 4 stories and up to 45' required, 4 stories and 43' proposed

Conditions

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within 100' of a Historic Landmark.
- 2) This approval is for a two-family attached to a six-family. Additional dwelling units will require a new application and special approvals. 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.
- 3) This permit is approved on the basis of information provided by the applicant regarding ownership of the property at 49/51 Hancock Street, including the right, title, and interest as described in the Warranty Deed executed September 13, 2012, book 30742 page 138 as well as the information provided by the neighboring property owner at 26 Federal Street regarding right, title, and interest to access the property at 49/51 Hancock Street for the purpose of maintaining, repairing, or replacing the present sewer lines as described in Quitclaim Deed executed February 24, 1989, book 4673 page 346. The applicant has the burden of ensuring that she/he has the legal right to use the property as described in the application. The approval of this permit in no way relieves the applicant of this burden. Nor does this permit approval constitute a resolution in favor of the applicant of any issues regarding the property ownership or easement interpretation. The permit holder would be well-advised to resolve any such title questions before expending money in reliance on this permit.
- 4) This permit is approved on the condition that the existing sewer line for 26 Federal Street that crosses the property 49/51 Hancock will not be built on or paved over without consent of the owner of the easement as described in Quitclaim Deed executed February 24, 1989, book 4673 page 346. And that aforementioned sewer line will be located and identified by a surveyor prior to construction for the purpose of protecting the sewer line during construction.
- 5) This approval includes a multi-story deck built within the required sideyard. A side yard of less than 5' is permitted with a permanent maintenance access easement from the property owner at 45 Hancock Street.
- 6) This approval is not dispositive on the precise nature of the property rights held by the applicant and the property owner of 26 Federal Street in the area surrounding the sewer easement referenced in deed executed February 24, 1989, book 4673 page 346 And held by the property owner of 26 Federal Street. The applicant is encouraged to enter into a private land use agreement with the easement holder to address this issue.
- 7) This permit is being approved on the basis of plans submitted. Any deviations, including exterior design changes, shall require a separate approval before starting that work.

Dept: Building Inspecti **Status:** Approved w/Conditions **Reviewer:** Laurie Leader **Approval Date:** 01/20/2017 **Note:** • Ok to Issue: ✓

Conditions:

1) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.

2) Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. See IRC 2009 Sec. 502.2.2 and IBC Sec. 1604.8.3 for details.

Deck lateral load connection shall be allowed with hold-down tension devices installed in not less than two locations per deck, with each device having an allowable stress design capacity of not less than 1500 pounds.

Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.

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- 3) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.
 - The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.
- 4) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- 5) A stamped survey is required to confirm the distance from the property line to the south wall set back at the mezzanine level. (Reference note on plan sheet A 1.4)
- 6) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 7) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Craig Messinger **Approval Date:** 12/06/2016 **Note:** Ok to Issue: ✓

Conditions:

- 1) All construction shall comply with 2009 NFPA 101, Chapter 30 New Apartment Buildings...
- 2) All construction shall comply with City Code, Chapter 10.
- 3) All smoke alarms shall be photoelectric.
- 4) A Knox Box is required.
- 5) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
 - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 6) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
 - (1) All sleeping rooms
 - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
 - (3) On each level of the dwelling unit, including basements.
- All construction shall comply with 2009 NFPA 101, Chapter 9 Building Service and Fire Protection Equipment. Sprinkler system
 installation shall comply with NFPA 13.
 Sprinkler system installation shall comply with NFPA 13R.
- 8) Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided. A separate Fire Alarm Permit is required from a certified fire alarm company. This review does not include approval of system design or installation.

- 9) New buildings shall be equipped with a Class I standpipe system installed in accordance with the provisions of NFPA 1, Section 13.2 where any of the following conditions exist:
 - 1. More than three stories above grade
 - 2. More than 50 feet above grade and containing intermediate stories or balconies
 - 3. More than one story below grade
 - 4. More than 20 feet below grade
- 10 All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).

Dept: DRC **Status:** Approved w/Conditions **Reviewer:** Caitlin Cameron/Phil **Approval Date:** 09/21/2016 **Note:** Ok to Issue: ✓

Conditions:

- 1) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 2) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 3) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 4) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintaned daily.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 7) A street opening permit(s) may be required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 8) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 9) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 10 A sewer permit may be required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.