

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

**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***

**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

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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.

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OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-01901	<b>Date Applied For:</b> 07/21/2016	<b>CBL:</b> 020 B013001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Six (6) Dwelling Units with attached Two- (2-) Units		<b>Proposed Project Description:</b> Construct a two- (2-) family structure with (Three stories with mezzanine)		
<b>Dept:</b> Zoning		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Caitlin Cameron	<b>Approval Date:</b> 01/23/2017
<b>Note:</b> Front yard setback: 5' maximum req, 0' proposed at Federal Street. 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		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
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.				
<b>Dept:</b> Building Inspecti		<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 01/20/2017
<b>Note:</b>		<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Conditions:</b>				
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.				

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