

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REBECO LLC (Tom Federle)/Shaw Earthworks

Located at

24 HAMPSHIRE ST

PERMIT ID: 2013-01053

ISSUE DATE: 06/10/2013

CBL: 028 0008001

has permission to **demolish existing building & grade, loam & seed lot.**

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 clsoed-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 procured prior to occupancy.
---	--

N/A

/s/ Tammy Munson

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

Building Inspections

Fire Department

Vacant lot

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Pre-Demolition 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.

City of Portland, Maine - Building or Use Permit		Permit No: 2013-01053	Date Applied For: 05/23/2013	CBL: 028 0008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Demo to vacant lot	Proposed Project Description: demolish existing building & grade, loam & seed lot.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 06/03/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Section 14-483 requires that a person who demolishes or converts to a nonresidential use, three or more dwelling units must apply for administrative authorization or site plan approval from the Planning Authority . The person is also required to replace any dwelling unit that is demolished or converted to nonresidential use.				
2) With the issuance of this permit and the completeion of the work, this property shall remain a vacant lot.. Any subsequent development shall require a separate permit application for review and approval.				
3) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.				
Dept: Building Status: Approved w/Conditions Reviewer: Tammy Munson Approval Date: 06/07/2013				
Note:				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.				
2) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and Demolition per Section 3303 of the IBC 2009.				
Dept: DRC Status: Approved w/Conditions Reviewer: Philip DiPierro Approval Date: 06/10/2013				
Note: Needs to pay for Housing Replacement - performance guarantee with Planning.				Ok to Issue: <input checked="" type="checkbox"/>
Conditions:				
1) See Planning Conditions of Approval.				