

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100208

Please Read Application And Notes, if Any, Attached

This is to certify that McMann Harry J/Harry McMann

has permission to Amendment to permit # 100039 for interior demolition of 2nd and 3rd floor.

AT 76 Morning St CBL 003-D007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. A. [Signature]

Health Dept. - 8/2010

Appeal Board

Other

PERMIT ISSUED
CITY OF PORTLAND
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0208	Issue Date:	CBL: 003 D007001
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Location of Construction: 76 Morning St	Owner Name: McMann Harry J	Owner Address: 76 Morning St	Phone: 207-749-6688
Business Name:	Contractor Name: Harry McMann	Contractor Address: 6 Eastern Promenade Portland	Phone: 2077496688
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Duplex	Zone: R-1

Past Use: 3 Units	Proposed Use: 3 Units / Amendment to permit # 100039 for interior demolition of 2nd and 3rd floor. <i>legal use - 3dv.</i>	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description:
Amendment to permit # 100039 for interior demolition of 2nd and 3rd floor.

Signature: *(Signature)*
Signature: *(Signature)*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 03/05/2010	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>internal demo only - 2nd & 3rd floor</i> Date: <i>3/8/10</i> <i>ASB</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 Date: _____	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 <i>ASB</i> Date: _____
			

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: 10-0208	Date Applied For: 03/05/2010	CBL: 003 D007001
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Location of Construction: 76 Morning St	Owner Name: McMann Harry J	Owner Address: 76 Morning St	Phone: 207-749-6688
Business Name:	Contractor Name: Harry McMann	Contractor Address: 6 Earstern Promenade Portland	Phone: (207) 749-6688
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Duplex	

Proposed Use: 3 Units / Amendment to permit # 100039 for interior demolition of 2nd and 3rd floor.	Proposed Project Description: Amendment to permit # 100039 for interior demolition of 2nd and 3rd floor
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Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 03/08/2010
 Note: Ok to Issue:
 1) This permit is for internal demoliton only for the second and third floor. A separate permit must be applied for to do any new work on the second and third floor.
 2) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 03/17/2010
 Note: Ok to Issue:
 1) This is a demolition ONLY permit. It does NOT authorize any construction activities
 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 03/10/2010
 Note: Ok to Issue:
 1) The third floor shall not have occupants during renovations if single means of egress condition exists.
 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
 3) All construction shall comply with NFPA 1 and 101.



100208



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.

Location/Address of Construction: <u>76 Morning St.</u>		
Total Square Footage of Proposed Structure/Area <u>Permit # 10-0039</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>see Permit # 10-0039</u> <u>003 D 007</u>	Applicant <u>must be</u> owner, Lessee or Buyer Name <u>HARRY McMANN</u> Address <u>6 Eastern Promenade</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>749-6688</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>70.00</u> <u>Cost fee 100.00</u>
Current legal use (i.e. single family) <u>3 Family</u>	Number of Residential Units <u>3</u>	
If vacant, what was the previous use? _____		
Proposed Specific use: <u>2 Family</u>		<u>TOTAL 170.00</u>
Is property part of a subdivision? <u>No</u>	If yes, please name _____	<u>Per James</u>
Project description: <u>Amend (Future permit for fit-up comm.)</u> <u>Permit # 100039 for interior demolition of 2nd & 3rd Floor</u>		
Contractor's name: <u>HARRY McMANN</u>		
Address: <u>6 Eastern Promenade</u>		
City, State & Zip: <u>Portland, Me 04101</u>		Telephone: _____
Who should we contact when the permit is ready: <u>HARRY McMANN</u>		Telephone: <u>749-6688</u>
Mailing address: <u>same</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: 3-5-10

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

NEW MEADOWS ABATEMENT, INC.

Specializing in Asbestos Removal

P.O. Box 227, Bath, Maine 04530 • (207) 443-1071 • Fax (207) 443-1613
www.newmeadowsabatement.com

June 15, 2009

Joanne Daigle
76 Morning Street
Portland, Maine 04101

Dear Ms. Daigle:

Thank you for the opportunity to present a proposal for the removal and disposal of approximately 420 linear feet of asbestos pipe covering and 40 square feet of asbestos transite panels, at 76 Morning St. Portland, Maine.

The scope of work **for removal** shall consist of the following procedures:

1. Isolate and contain the work area(s) with six-mil polyethylene sheeting after pre-cleaning the area with a vacuum cleaner equipped with a High Efficiency Particulate Air Filter.
2. Construct an employee decontamination unit and shower facility.
3. Provide a negative air filtration system equipped with a HEPA filter to continually clean the air while the work is in progress and employs state-of-the-art equipment and techniques during the removal process.
4. Remove asbestos pipe covering and transite.

New Meadows Abatement, Inc. will perform work in accordance with:

1. Chapters 401, 405, and 425 D.E.P. - Solid Waste Disposal Regulations.
2. 29 CFR 1926.1101 - OSHA Construction Standards for Asbestos.
3. 40 CFR 61 Subparts A and M, National Emission Standards for Hazardous Air Pollutants for Asbestos.
4. All air monitoring required by OSHA Regulations 29 CFR 1926.58 with a copy of the clearance analysis conducted by an independent laboratory and showing less than 0.01 fibers per cubic centimeter of air.

New Meadows Abatement, Inc. shall maintain all books, documents, records of medical monitoring, respirator fit testing, air monitoring, asbestos disposal receipt upon delivery at a State approved landfill, and other documentation required by statutes or regulations and shall make all such material available to the building owner upon request.

New Meadows Abatement, Inc. shall not be responsible for minor damages to paint, plaster, or wood caused by tape removal or small nail holes.

The price for removal is **\$5,420.00**; this price includes all labor, materials, transportation, disposal fees, and all other related expenses.

If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

1. Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (____);
2. Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (____);
3. Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (____);

The parties are not required to select one of these dispute resolution methods. They are optional. If the parties do not select one of these dispute resolution options, check here ____.

Any alteration or deviation from the above contractual specifications that involve extra cost will be executed only upon the parties entering into a written change order.

Dates of commencement and completion will be set forth in the Maine Department of Environmental Protection (DEP) asbestos project notification. A copy will be forwarded to you upon request.

After acceptance of this contract, please allow one week lead time for the project commencement date, as a notification must be sent to the DEP five business days in advance of any project

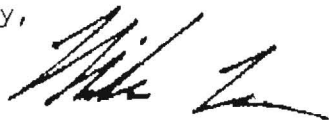
involving more than three square/linear feet of asbestos-containing materials.

Upon acceptance, a down payment of one third of the contract price is preferred. For projects that are cancelled at least one week in advance of the commencement date, the down payment will be refunded, less any non-refundable fees paid to the Maine DEP, not to exceed two hundred dollars. An invoice for the remainder will be sent upon completion of the project. Full payment is expected thirty days from the date of completion. We accept checks or money orders only.

New Meadows Abatement, Inc. reserves the right to add a 1.5% monthly service charge on all unpaid balances beyond 30 days from the invoice date and to be compensated for all collection costs incurred including reasonable attorney fees.

If you wish to accept this proposal, please sign and return one copy to New Meadows Abatement, Inc. Please do not hesitate to call if I can be of further assistance.

Sincerely,



Michael S. Lemar
Vice President
New Meadows Abatement Inc.

Proposal accepted by:

Name/Title

Date

*This proposal is valid for 30 days. Thereafter, price is subject to change.

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www.newmeadowsabatement.com

June 15, 2009

Joanne Daigle
76 Morning Street
Portland, Maine 04101

Re: Asbestos Abatement at 76 Morning Street, Portland,
Maine.

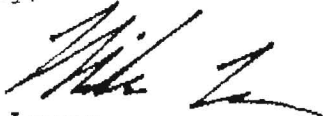
Dear Ms. Daigle:

Enclosed please find a Bulk Sampling Disclosure Form and
Project Monitoring Disclosure Form for your signature.

In addition to being a requirement of the Maine DEP, these
forms are intended to ensure that the building owner/agent
is provided with information on the purpose and benefits of
bulk sampling and project monitoring. (Please note that you
will not be charged the amount shown on the Bulk Sampling
Disclosure unless you choose to have the material sampled.)

If you choose to accept our proposal contract, please sign
and return the disclosure forms along with the proposal to
our office. If you have any questions regarding the
enclosed documentation you may contact our office or the
Maine D.E.P. at the number provided on the forms.

Sincerely,



Michael Lemar
Vice President
New Meadows Abatement, Inc.

Enclosures



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

David P. Littell
COMMISSIONER

Bulk Sampling Disclosure Form

Asbestos is a naturally occurring mineral, very strong and heat resistant and has been used in many products ranging from pipe insulation to cement wallboard. Confirming that a material is an "asbestos-containing material" requires that samples of the material be collected by a Maine-certified Asbestos Inspector; the samples then must be analyzed by a Maine-licensed Asbestos Analytical Laboratory to determine if they are asbestos-containing. Any materials presumed to contain asbestos will be treated by the asbestos abatement contractor as an asbestos-containing material during your building renovation or demolition project. Sampling suspect asbestos materials to determine if they contain asbestos will prevent the unnecessary expense of treating non-asbestos materials as asbestos-containing materials.

In instances where the likelihood is very high that the material in question is asbestos containing, (e.g., original pipe insulation or original insulation on an old boiler in an older building or home), the building owner may choose to presume that the material is asbestos and treat it as such, thereby saving the time and cost associated with sampling the suspect material. Common building materials or building components that may be asbestos-containing include, but are not limited to: pipe insulation, mudded fitting, boiler covering, tank covering, duct covering breeching covering, surfacing material, floor tiles, cementitious wallboard or siding products.

May it be known that the following material(s) are presumed to be Asbestos Containing Materials and for the purposes of this asbestos abatement project will be treated as such.

Suspect Material Presumed to be Asbestos-Containing	Location(s)	Quantity	Estimated sampling & analytical cost
PIPE INSULATION	BASEMENT	420 LN FT	\$200.00
TRANSITE	BASEMENT	40 SQ FT	\$200.00

(Attach additional pages if needed to list all materials presumed to contain asbestos.)


The total cost of sampling and analyzing these presumed asbestos-containing material(s) is approximately:

\$ 400.00

I understand that if any suspect materials associated with this asbestos abatement activity are presumed to contain asbestos, copies of this disclosure must be presented to the building owner/agent prior to the start of the asbestos abatement activity, and must be part of the permanent record for this project. I also understand that a copy of this completed form must be available upon request at the asbestos project site.

Asbestos Contractor/Design Consultant: **MIKE LEMAR**
(Printed name)

, Project Code:



(Signature)

6-15-09.
(Date)

Building Owner or Agent: **JOANNE DAIGLE**
(Printed name)

(Signature)

(Date)

If you have any questions on asbestos or state and federal regulations on asbestos, please call the Maine Department of Environmental Protection's Asbestos Hazard Prevention Program at (207) 287-2651.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

David P. Littlell
COMMISSIONER

Project Monitoring Disclosure Form

May it be known that **MIKE LEMAR** for Project#
(Name of Contractor/Design Consultant)
has provided to the building owner/agent with this disclosure form, and Project Monitoring:

- will not be conducted during this asbestos abatement project.
- will be conducted during this asbestos abatement project.

Contractors/Design Consultants hired to perform asbestos abatement activities are required by Maine Chapter 425 Asbestos Abatement Regulations to provide project monitoring information to building owner/agents when project monitoring will not be performed. Maine Regulations do not require project monitoring. It is, ultimately, the building owner/agents decision whether project monitoring is appropriate for a particular abatement project.

Project monitoring by a Maine certified Asbestos Air Monitor provides project documentation regarding whether the activity was conducted in accordance with design specifications and applicable rules and regulations. It also includes **area monitoring**; area monitoring means that a Maine certified Asbestos Air Monitor collects air samples during the abatement activity. Air samples are typically taken immediately outside the regulated area and in other adjacent locations in order to determine whether elevated fiber levels are being detected during the abatement activity. Independent area monitoring can be useful to address the concerns of building occupants regarding air quality issues while the abatement project is on-going. Area monitoring is not the same as **Air Clearance Sampling**.

Air clearance sampling is collecting air samples at the conclusion of the asbestos abatement project, after an Asbestos Air Monitor has determined that the regulated area is visually clean, to determine whether the air inside the containment system meets Maine's air clearance standards. As noted above, project monitoring is not required by regulation, air clearance sampling is required by regulation (except for exterior materials [roofing and siding] and for certain abatement methods that do not require containment systems). Finally, air clearance sampling must be performed by an Asbestos Air Monitor who is independent from the abatement contractor whenever the abatement project involves more than 100 linear and/or square feet of asbestos.

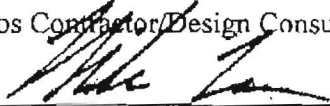
The cost of project monitoring is cited often as the main reason it is not performed. Independent project monitoring (see the Asbestos Consultant "Independent Business Relationship Disclosure Form" to determine if the consultant is independent from the contractor) may serve to reduce a building owner's potential liability by documenting that the abatement activity was conducted in accordance with design specifications and applicable rules and regulations and may be appropriate whenever an asbestos

abatement project is conducted immediately adjacent to occupied areas in buildings or for projects with high public visibility. The scope of project monitoring is determined by contract; building owner/agents should always solicit as many estimates as necessary to get the most appropriate services.

I understand copies of this disclosure must be presented to the building owner/agent and must be part of the permanent record for this project. I also understand that this completed form must be available upon request at the asbestos project site.

Asbestos Contractor/Design Consultant: MIKE LEMAR
(Printed name)

, Project Code:



(Signature)

6-15-09

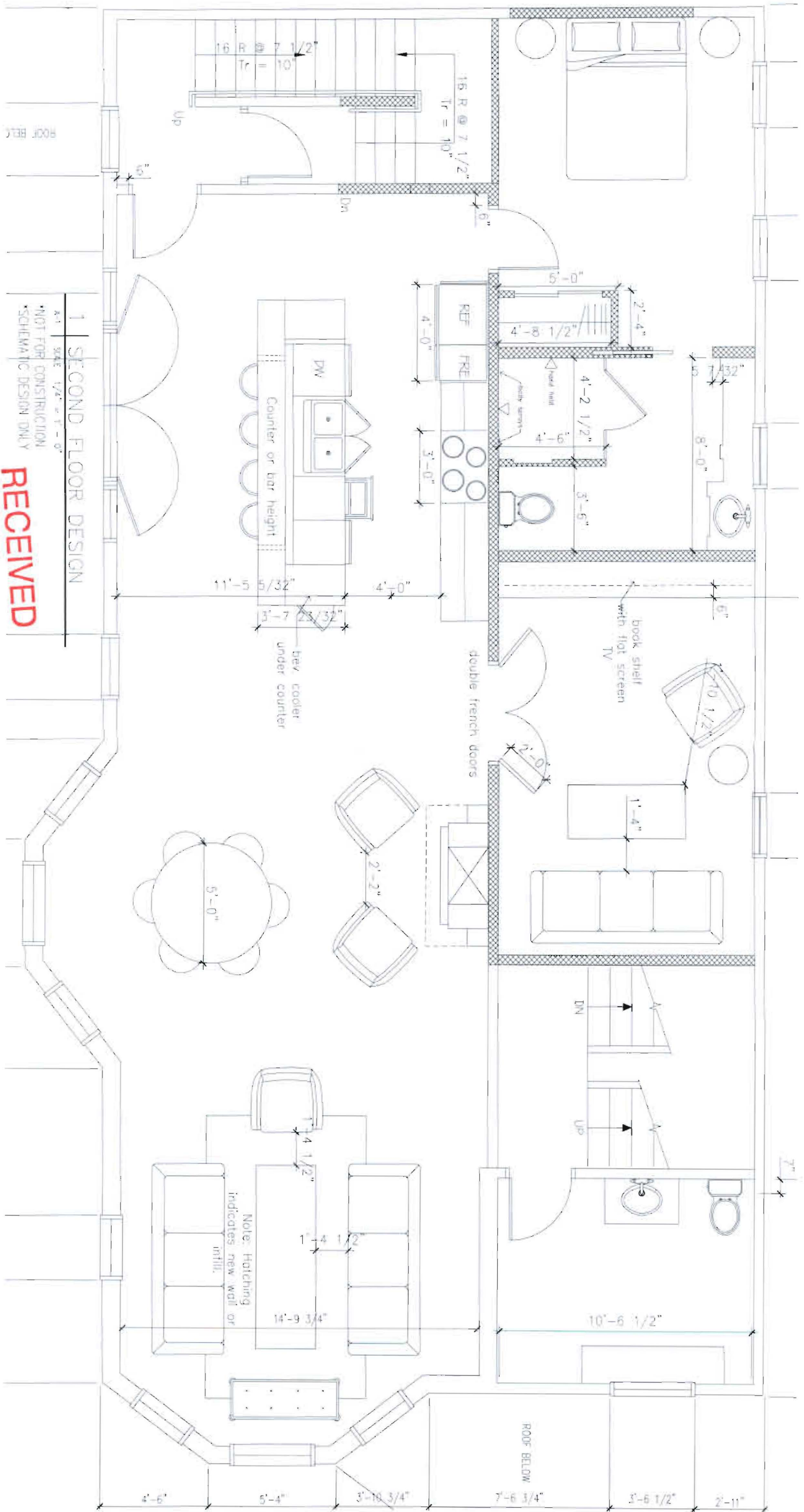
(Date)

Building Owner or Agent: JOANNE DAIGLE
(Printed name)

(Signature)

(Date)

If you have any questions on asbestos or state and federal regulations on asbestos, please call the Maine Department of Environmental Protection's Asbestos Hazard Prevention Program at (207) 287-2651.



1 SECOND FLOOR DESIGN
 SCALE 1/2" = 1'-0"
 NOT FOR CONSTRUCTION
 SCHEMATIC DESIGN ONLY

RECEIVED

MAR - 5 2010

Dept. of Building Inspections
 City of Portland Maine