

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JOSHUA WOJCIK

Located At 47 LAFAYETTE ST

Job ID: 2011-10-2475-ALTR

CBL: 014- C-007-001

2011-11221-DEMO

has permission to Remove top half of the existing structure (Unoccupied Two-Family Residence) 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**

 11/22/2011  
**Code Enforcement Officer / Plan Reviewer**

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



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2475-ALTR

Located At: 47 LAFAYETTE ST

CBL: 014- C-007-001

## **Conditions of Approval:**

### **Zoning**

1. Your present structure is legally nonconforming as to setbacks. If you are to demolish part of this structure on your own volition, you will only have one (1) year to replace the second floor with the same height and shell except for modifications allowed under section 14-436. 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.
2. This is NOT an approval for an additional dwelling unit. 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 property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is for demolition only. A separate permit must be applied for to rebuild the second floor of the structure.

### **Building**

1. This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating.
2. 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.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

**Jonathan Rioux - 47-49 Lafayette St demo sign off**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** NADAMS@portlandmaine.gov; JRIOUX@portlandmaine.gov; JMB@portlandmaine.go...  
**Date:** 10/14/2011 12:15 PM  
**Subject:** 47-49 Lafayette St demo sign off

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Good afternoon all,

Mr Wojcik is all set with us to demo the top part of the house. There is an active gas service to the house but not where the work is planned.

Any questions please let me know.

Thanks.

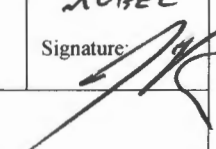
barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com



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

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

Job No: 2011-10-2475-ALTR <i>2011-102475-demo</i>	Date Applied: 10/13/2011	CBL: 014- C-007-001	
Location of Construction: 47 LAFAYETTE ST	Owner Name: Joshua Wojcik	Owner Address: 126 North St., #1R  PORTLAND, ME 04101	Phone:  207-749-9656
Business Name:	Contractor Name: Wojcik, Josh – Upright Frameworks, LLC	Contractor Address: 912 School ST WILTON MAINE 04294	Phone:  (207) 749-9656
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG – Demo	Zone:  R-6
Past Use:  Two family	Proposed Use:  Same – Two family – demo top floor of building – separate permit applied for to rebuild	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB ALBEC
		Signature: <i>Capt. Kevin 10/31/11</i>	Signature: 
Proposed Project Description: demo top floor of building		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 10/20/11 ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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 Date: <i>ABM</i>
	<b>CERTIFICATION</b>		

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

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 10/13 \_\_\_\_\_ 20 11 \_\_\_\_\_

Received from Joshua Wojcik

Location of Work 47 Lafayette St.

Cost of Construction \$ 1,000 Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \$ 30.00

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

Other \_\_\_\_\_

CBL: 014 1007 Credit Card

Check #: \_\_\_\_\_ Total Collected \$ 30.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

**RECEIVED**

Taken by: [Signature]

OCT 13 2011

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

Dept. of Building Inspections  
City of Portland Maine

October 13, 2011

Resident (Owner)  
43 Lafayette Street  
Portland, ME 04101

To whom it may concern,

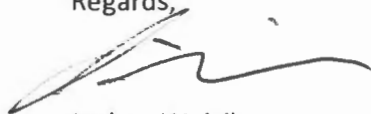
Recently, I purchased the two unit building located at 47-49 Lafayette Street.

I am writing to introduce myself and notify you of my plans to demolish the top half level of the building, which will be followed by the addition of a full level to the building. The building will remain a two-unit building, which I plan to inhabit. The major demolition work will commence as soon as the City issues me a demolition permit.

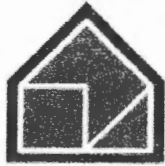
I apologize in advance for any disruption you will experience. I have planned the project in a way that I hope will minimize the noise and inconvenience you may experience. For example, we will be constructing the addition with pre-fabricated panels, which will shorten the project schedule considerably.

If you have any questions or concerns about the project, please do not hesitate to contact me directly at 207-749-9656. I look forward to seeing you around the neighborhood.

Regards,

A handwritten signature in black ink, appearing to read 'Joshua Wojcik', with a stylized flourish at the end.

Joshua Wojcik



**DeWitt Kimball**  
Complete Home Evaluation Services

24 Oak Street, #1  
Brunswick, ME 04011  
(207) 831-5634  
[www.CompleteHomeEvaluations.com](http://www.CompleteHomeEvaluations.com)

## Conflict-Free Independent Analysis

October 12, 2011

Mr. Wojcik,

This letter is to confirm that no asbestos-containing materials (ACM's) were found during my building inspection of the two unit building located at 47-49 Lafayette Street in Portland, ME. Where the vinyl siding was removed, there was no asbestos cladding. There was neither asbestos insulation on the pipes nor vermiculite insulation in any of the wall or attic cavities. None of the ceiling or flooring materials is made from materials that normally contain asbestos.

If you have questions, or concerns regarding this matter, please do not hesitate to contact me at 207-831-5634.

Regards,



DeWitt Kimball

Complete Home Evaluation Services LLC  
[www.CompleteHomeEvaluations.com](http://www.CompleteHomeEvaluations.com)  
Email: [dewitt@CompleteHomeEvaluations.com](mailto:dewitt@CompleteHomeEvaluations.com)  
Office: 207.729.8400  
Cell: 207.831.5634

- 
- Energy Analysis
  - Home Inspections
  - HERS Ratings
  - Infrared Analysis
  - Mold Inspections
  - Radon Testing
  - Water Quality Testing
  - Lead Dust Testing



October 13, 2011

Demo/Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

To whom it may concern,

Recently, I purchased the two unit building located at 47-49 Lafayette Street.

I am writing to notify you of my plans to demolish the top half level of the building, which will be followed by the addition of a full level to the building. The building will remain a two-unit building, which I plan to inhabit.

Attached is a letter from my building inspector, who identified no ACMs or materials that may contain ACMs during his inspection of the property.

If you have any questions or concerns about the project, please do not hesitate to contact me directly at 207-749-9656 or at [joshuawojcik@hotmail.com](mailto:joshuawojcik@hotmail.com).

Regards,



Joshua Wojcik





### ASBESTOS BUILDING DEMOLITION NOTIFICATION

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, Maine 04333



**Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.**

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g. garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check [www.maine.gov](http://www.maine.gov) for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found?  yes  no

property address: <i>47-49 Lakeside</i>	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other
asbestos survey/inspection performed by: (name & address): <i>Building Inspector DeWitt Kimball (Complete Home Evaluation Serv) Brunswick, ME telephone 207-727-8400</i>	asbestos abatement contractor: <i>N/A</i> telephone
property owner: (name & address): <i>Joshua Wojcik Portland, ME 04101</i>	demolition contractor: (name & address): <i>Upright Frameworks LLC 912 School Portland, ME 04224</i>
telephone: <i>207-749-9656</i>	telephone: <i>207-749-7616</i>
demolition start date: <i>permit obtained 10/11</i>	demolition end date: <i>10/11 (under bid)</i>

*This demolition notification does not take the place of the Asbestos Project Notification if applicable*

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

<i>Joshua Wojcik</i>	<i>Owner</i>	<i>[Signature]</i>
Print Name: Owner/Agent	Title	Signature
<i>207-749-9656</i>	<i>207-585-2697</i>	<i>10/12/11</i>
Telephone #	FAX #	Date





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rebuild - 2011-10-2475. demo 2011-11221

# Demolition of a Structure 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>47-49 Lafayette St</u>		
Total Square Footage of Proposed Structure <u>2950 (+/-)</u>	Square Footage of Lot: <u>3,500 (+/-)</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>14</u> Block# <u>C</u> Lot# <u>007</u>	Owner: <u>Joshua Wojcik</u>	Telephone: <u>207-749-9656</u>
Lessee/Buyer's Name (If Applicable)  <u>OCT 13 2011</u>	Applicant name, address & telephone: <u>Joshua Wojcik</u> <u>126 North St. #1R</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>3,500</u> Fee: \$ <u>60</u>
Current legal use: (i.e. garage, warehouse) <u>2-Unit (vacant)</u> If vacant, what was the previous use? <u>owner-occupied (previous owner)</u> How long has it been vacant? <u>2-3 months, or more</u> <b>Project description:</b> <u>Existing structure is a 1.5 level 2 unit. The demolition scope involves removing the top half level.</u>		
Contractor's name, address & telephone: <u>Upright Frameworks LLC</u> <u>912 School St. Perkins Twp. ME 04294</u> <u>207-749-9656</u>		
Who should we contact when the permit is ready: <u>Josh Wojcik</u>		
Mailing address: <u>126 North St. #1R</u> Telephone: <u>207-749-9656</u> <u>Portland, ME 04101</u>		

Electronic files in pdf format are also required

Please submit all of the information outlined in the Demolition call list. 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 of applicant:

Date:

10/12/11

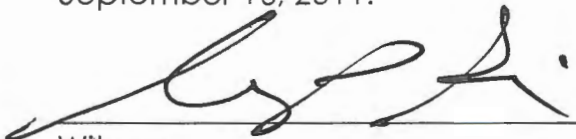
**This is not a permit; you may not commence ANY work until the permit is issued.**

10-19-11

**WARRANTY DEED**  
Maine Statutory Short Form

**KNOW ALL PERSONS BY THESE PRESENTS**, That **Thomas J. Robinson** of Gray, County of Cumberland and State of Maine, for consideration paid, grants to **Joshua T. Wojcik** whose mailing address is 126 North Street, Portland, ME 04101 with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seals this  
September 16, 2011.

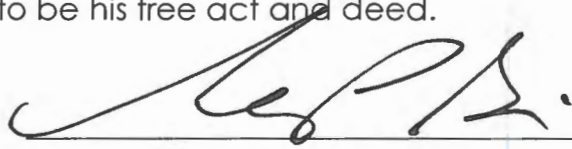
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Thomas J. Robinson

State of Maine  
County of Cumberland

September 16, 2011

Personally appeared before me the above named Thomas J. Robinson and acknowledged the foregoing instrument to be his free act and deed.

  
\_\_\_\_\_  
Melinda P. Shain  
Attorney at Law

**RECEIVED**

OCT 20 2011

Dept. of Building Inspections  
City of Portland Maine

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land and buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at a point in the easterly sideline of Lafayette Street ten (10) feet northerly of the westerly corner of the lot of land sold to Peter Williams by Lydia Merrill, as per her deed to said Williams; thence extending northerly by the sideline of Lafayette Street, forty (40) feet; thence easterly parallel with said Williams land ninety (90) feet; thence southerly parallel or nearly so with Lafayette Street, forty (40) feet to a point distant from the northerly corner of said Williams land ten (10) feet; thence westerly about ninety-one (91) feet to the bounds begun at.

Meaning and intending to convey and hereby conveying the same premises as set forth in deed from Christlove Fellowship to Thomas J. Robinson dated October 8, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14212, Page 209.

Received  
Recorded Register of Deeds  
Sep 19, 2011 02:07:47P  
Cumberland County  
Pamela E. Lovley





# Demolition Call List & Requirements

Site Address: 47-49 Lafayette

Owner: Joshua Wojcik

Structure Type: 2-unit

Contractor: Upright Frameworks LLC

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Cindy Deschene</u> <sup>work order #</sup> <u>3-895175</u> <u>10/17/11</u>
Unitil	1-207-541-2533	<u>Mark Allen</u> <u>10/11/11</u>
Portland Water District	761-8310	<u>Heather Fields</u> <u>10/17/11</u>
Dig Safe	1-888-344-7233	<u>Brenda</u> <u>10/7</u> <u>conf # 2011 411 0167</u>

**After calling Dig Safe, you must wait 72 business hours before digging can begin.**

DPW/ Traffic Division (L. Cote)	874-8891	<u>Kevin Thomas</u> <u>10/13/11</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt</u> <u>10/13/11</u>
Historic Preservation	874-8726	<u>Deb Andrews</u> <u>10/13/11</u>
DEP – Environmental (Augusta)	287-2651	<u>Steve Zyszyly</u> <u>10/13/11</u>

## Additional Requirements

- 1) Written notice to adjoining owners ✓
- 2) A photo of the structure(s) to be demolished *(to be emailed & delivered)*
- 3) A plot plan or site plan of the property *(to be emailed & delivered)*
- 4) Certification from an asbestos abatement company ✓
- 5) Electronic files in pdf format are also required in addition to hard copy

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

**All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.**

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

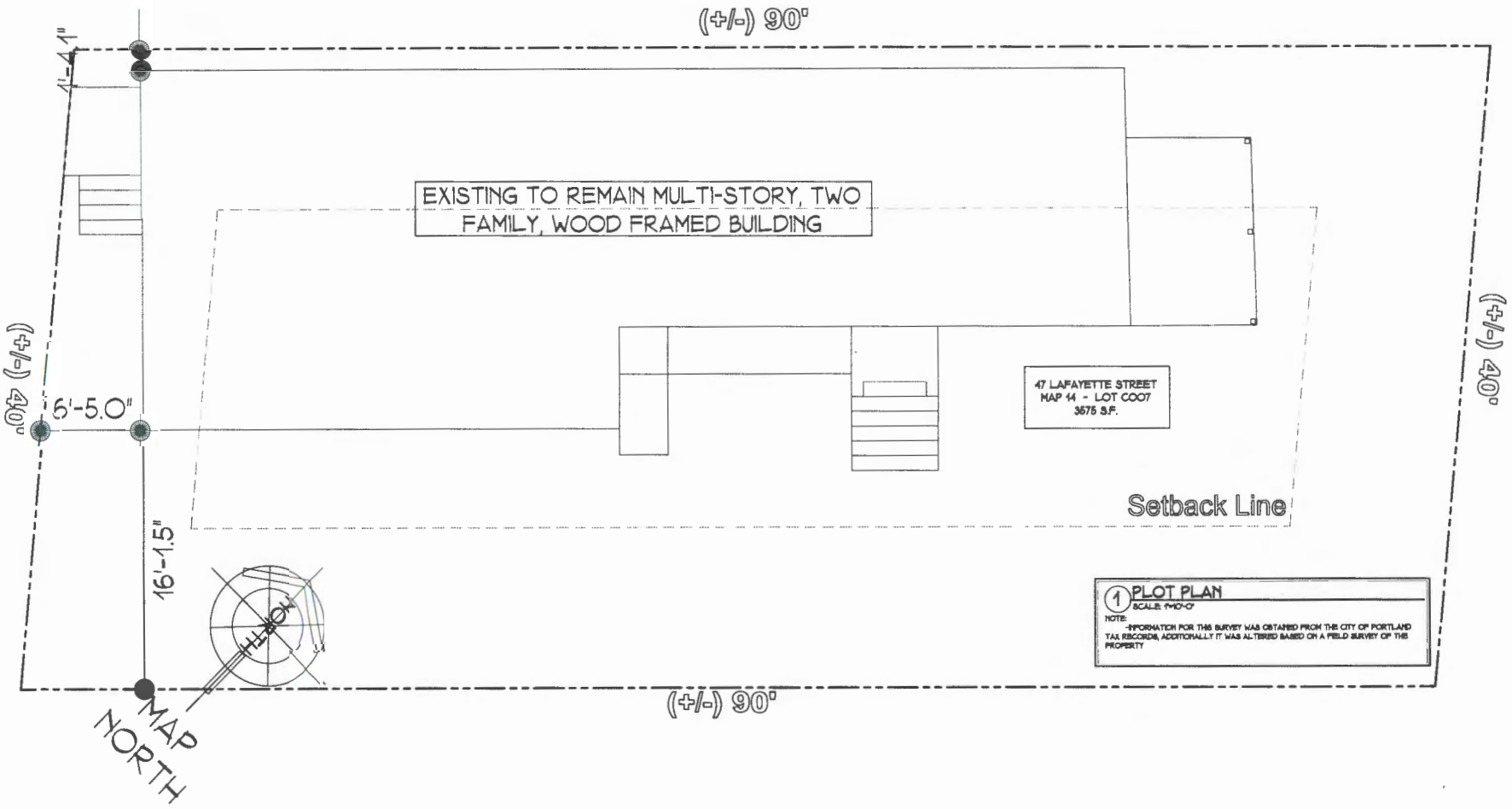
Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

**I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.**

Signed: [Signature] Date: 10/12/11

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Lafayette Street



**1 PLOT PLAN**  
SCALE: 1/4"=1'-0"

NOTE:  
-INFORMATION FOR THIS SURVEY WAS OBTAINED FROM THE CITY OF PORTLAND TAX RECORDS. ADDITIONALLY IT WAS ALTERED BASED ON A FIELD SURVEY OF THE PROPERTY

























1. 11

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