

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 091125

Please Read Application And Notes, if Any, Attached

This is to certify that Morning Eastern Promenade Llc /Jeromey House has permission to Demolition of entire building to foundation and saving materials for reuse

AT 224 Eastern Promenade CBL 014 N002001

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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*Thomas M. Madley*  
Director - Building & Inspection Services 11/17/09

### PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 17 2009

City of Portland

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

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

Permit No: 09-1125	Issue Date:	CBL: 014 N002001
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Location of Construction: 224 Eastern Promenade	Owner Name: Morning Eastern Promenade Llc	Owner Address: Po Box 4271	Phone:
Business Name:	Contractor Name: Jeromey House	Contractor Address: 9 Howard St. Portland	Phone: 2076719831
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R-2

Past Use: Vacant / Two Family	Proposed Use: Demolition of entire building to foundation and saving materials for reuse. <i>legal use - 2 du.</i>	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Demolition of entire building to foundation and saving materials for reuse		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature: _____ Signature: <i>Jm 11/17/09</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 10/09/2009	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>Ok w/cond. hnt</i> Date: <i>10/22/09</i> <i>ABH</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 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>ABH</i> Date: _____
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## 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.

PERMIT ISSUED

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE *NOV 7 2009* PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE *City of Portland* PHONE \_\_\_\_\_

# City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1125	Date Applied For: 10/09/2009	CBL: 014 N002001
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Location of Construction: 224 Eastern Promenade	Owner Name: Morning Eastern Promenade Llc	Owner Address: Po Box 4271	Phone:
Business Name:	Contractor Name: Jeromey House	Contractor Address: 9 Howard St. Portland	Phone (207) 671-9831
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Demolition of entire building to foundation and saving materials for reuse.	Proposed Project Description: Demolition of entire building to foundation and saving materials for reuse
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/22/2009  
**Note:** **Ok to Issue:**

- 1) The legal use of the property at this time is two dwelling units.
- 2) 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 with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 11/17/2009  
**Note:** **Ok to Issue:**

- 1) 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 2003.
- 2) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## Comments:

- 10/9/2009-amachado: Legal use of building is unclear. Evidence points to either two or three dwelling units. Need to explore further.
- 10/13/2009-amachado: Left voicemail for Jeromey House. Need to know number of units in the building. Planning to rebuild? What are the existing setbacks?
- 10/13/2009-amachado: Spoke to Jeromey. He said that the setback is about 6' from the sidewalk. Building is legally nonconforming as to land area and setbacks. Has a year to rebuild. Needs to talk to planning because of replacement housing issues. He is going to have Crandall Toothaker call me.
- 10/20/2009-amachado: Met with Danielle and Barbara. Still looking at information to determine the legal use of the building. Spoke to Crandall Toothaker and asked him to submit the street directories from the property from 1971- 1975.
- 10/22/2009-amachado: Crandall submitted street directories from 1968 - 1978 on 10/20/09. Reviewed them with Barbara and Danielle. The building was either vacant or at most had two tenants. From all the information compiled, building permits, inspection reports, pre-1957 assessor's card and the street directories, the legal use of the building is two dwelling units.
- 10/22/2009-amachado: Gave permit to front staff to schedule pre-demolition inspection.

PERMIT ISSUED

NOV 17 2009

City of Portland

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

*Thomas M. Mackley*  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*11/17/09*  
\_\_\_\_\_  
Date

**PERMIT ISSUED**

NOV 17 2009  
City of Portland



# 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>224-226 Eastern Promenade PTH, ME</u>	
Total Square Footage of Proposed Structure <u>3,220</u>	Square Footage of Lot: <u>4946</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>14</u> Block# <u>4N</u> Lot# <u>2</u>	Owner: <u>Morning/Eastern Prom</u> <u>Crandall Toothaker 252-6214</u>
Telephone:	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jeromey House 650 4180</u> <u>9 Howard St PTH ME 04101</u>
Cost Of Work: \$ <u>10,000.00</u>	Fee: \$ <u>100.00</u>
Current legal use: (i.e. garage, warehouse) <u>Vacant</u>	
If vacant, what was the previous use? <u>Housing</u>	
How long has it been vacant? <u>37 years to be exact.</u>	
Project description: <u>Dismantle entire building while saving the materials for reuse.</u>	
Contractor's name, address & telephone: <u>Jeromey House 9 Howard St PTH, ME</u> <u>04101 207-650-4180</u>	
Who should we contact when the permit is ready: <u>Jeromey House</u>	
Mailing address: <u>P.O. Box 7860 PTH ME 04112</u>	Telephone: <u>207 650 4180</u> <i>xx call</i>

**RECEIVED**

**OCT - 9 2009**

**Dept. of Building Inspections  
City of Portland Maine**

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



# Demolition Call List & Requirements

Site Address: 224 Eastern prom

Owner: Crandall Toothaker

Structure Type: 2 Family

Contractor: Jeremy House

## Utility Approvals

	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	No meter/line is removed <u>9.9.09</u>
Northern Utilities	797-8002 ext 6241	No meter/Main is capped outside building <u>9.10.09</u>
Portland Water District	761-8310 <del>6241</del>	<u>Gary</u> <u>9.9.09</u>
Dig Safe	1-888-344-7233	Told that I was all set/wat disturbing earth) Foundation is staying <del>in</del>

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

→ DPW/ Traffic Division (L. Cote) left message 874-8891

Lucy Cote 9.9.09

→ DPW/ Sealed Drain Permit (C. Merritt) 874-8822

Attached Permit

Historic Preservation 874-8726

outside Historic District

Fire Dispatcher 874-8576

Brian Williams 9.9.09

DEP - Environmental (Augusta) call after abatement 287-2651

Sandy Moody

## Additional Requirements

- ✓ 1) Written notice to adjoining owners
- ✓ 2) A photo of the structure(s) to be demolished
- ✓ 3) A plot plan or site plan of the property
- Mon 1 p.m. ✓ 4) Certification from an asbestos abatement company

Current owner owns all surrounding properties as well.

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: \_\_\_\_\_

For 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)

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 09/28/2009

PERMISSION IS HEREBY GIVEN TO \_\_\_\_\_  
NAME ADDRESS  
**Jerome House 9 Howard St.**  
 TO OPEN \_\_\_\_\_ Street/Avenue  
**224 - 224 Eastern Promenade**

FOR THE PURPOSE OF \_\_\_\_\_  
**Demolish house down to foundation and seal sewer line until reused**

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES." and abide by all provisions of Chapter 6, Plumbing Code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTOOD MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

THE WORK IS BEING DONE BY:

CONTRACTOR: \_\_\_\_\_  
NAME ADDRESS  
**Jerome House, 9 Howard St., Portland**  
 PLUMBER: \_\_\_\_\_  
NAME ADDRESS  
 OWNER: \_\_\_\_\_  
NAME ADDRESS  
 NOTES: \_\_\_\_\_

*Michael J. Bobinsky*  
 Michael J. Bobinsky  
 Director of Public Services

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate	per Unit	Charge	Paid	Due
0.200	Sealed Drain	\$250.00	Each	\$50.00	\$50.00	\$0.00
<b>Totals:</b>				<b>\$50.00</b>	<i>P</i> <b>\$50.00</b>	<b>\$0.00</b>

*CK# 1595*  
*C. Munnitt*

**ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLIC SERVICES DISPATCH AT 874-8493 THE MORNING OF THE EXCAVATION AND ONE HOUR BEFORE COMPACTION**

White copy - Permittee's • Yellow copy - Billing • Pink copy - File

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	014 N002001
<b>Location</b>	224 EASTERN PROMENADE
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	MORNING EASTERN PROMENADE LLC PO BOX 4271 PORTLAND ME 04101
<b>Book/Page</b>	23885/168
<b>Legal</b>	14-N-2 EASTERN PROM 224-226 TURNER ST 2-6 4946 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$121,200	\$36,800	\$158,000

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1894	Old Style	2.5	3220	0.114	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
6	2		12	None	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/25/2006	LAND + BLDING	\$2,180,500	23885-168

### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

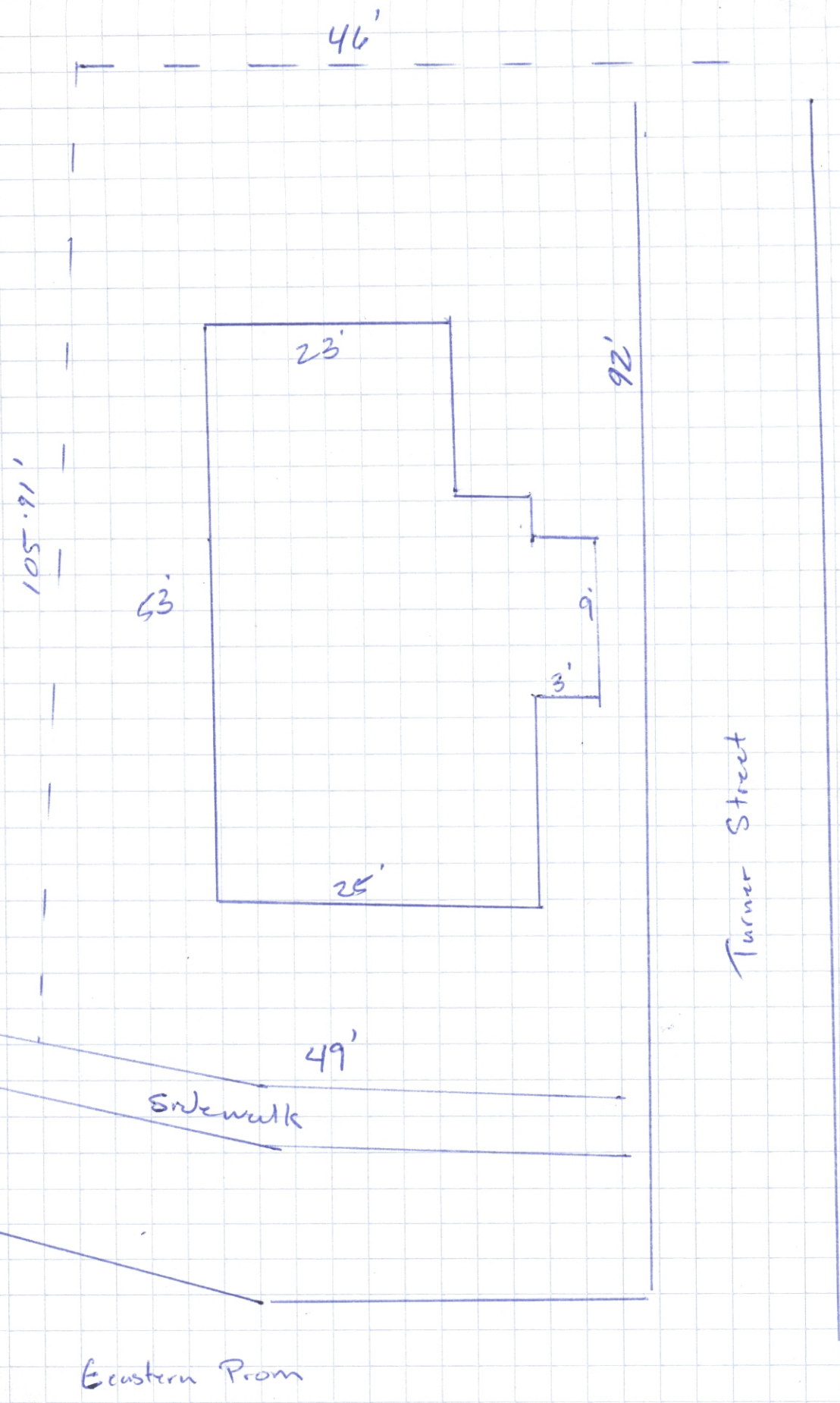
[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**



Plot Plan



46'

105.71'

63'

23'

92'

25'

3'

9'

49'

Sidewalk

Turner Street

Eastern Prom



# 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>224 Eastern Promenade Portland Maine</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>Bio-Safe 1-207-854-8967 Westbrook Maine</i>	asbestos abatement contractor <i>Marc Griffith (Bio Safe) 1-207-854-8967</i>
property owner: (name & address) <i>Morphy Eastern Properties (Crandall Toothaker)</i>	demolition contractor: (name & address) <i>Jeromey House 1-207-650-4180 9 Howard St Portland ME</i>
demolition start date: <i>10.15.09</i>	demolition end date: <i>11.15.09</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>Jeromey House</i>		
Print Name: Owner/Agent	Title	Signature
<i>207-650-4180</i>		<i>10.11.09</i>
Telephone #	FAX #	Date



Environmental Services, Inc.

- Asbestos Removal
- Lead Paint Removal
- Bioremediation
- Controlled Demolition

**ASBESTOS VISUAL EVALUATION RELEASE FORM**

INSPECTION DATE: October 7, 2009

PROJECT CLIENT: Crandall Toothaker

PROJECT ADDRESS: 224 Eastern Promenade, Portland Maine

PROJECT DESCRIPTION: Removal and disposal of non-friable asbestos containing rolled roofing from the flat roof at the rear of the Building

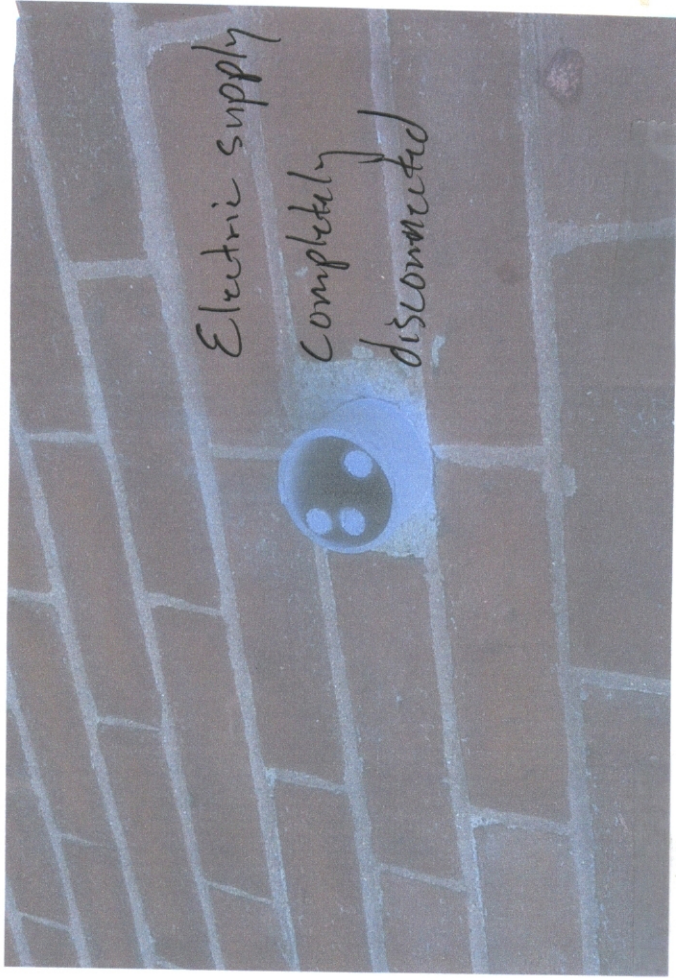
After completing a thorough visual evaluation of the regulated asbestos abatement area, BIOSAFE has confirmed the area was free of accessible and visible asbestos debris. The abatement comprised of the removal and disposal of approximately 475 sq/ft feet of non-friable asbestos-containing rolled roofing material. Non friable removal of asbestos containing asphalt roofing is not regulated under maine DEP regulations, however the visual evaluation was conducted in accordance with State of Maine Asbestos Management Regulations.

Visual Evaluation: Passed X Failed \_\_\_\_\_

BIOSAFE authorizes the re-occupancy of the work area based on the above results which meet the criteria of State of Maine DEP Regulations.

Air Monitor Ryan St.Pierre

Maine DEP AM#: AM-0411



Electric supply  
completely  
disconnected

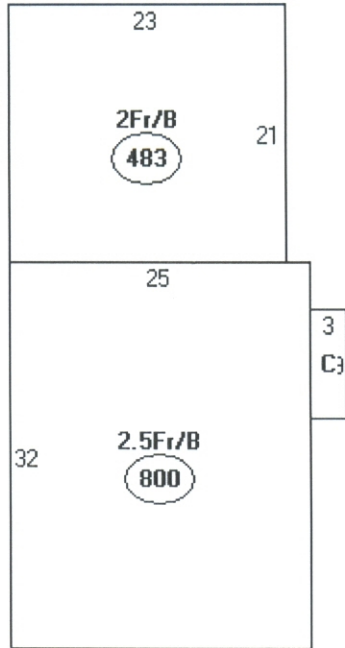


Gas main, capped  
outside building









Descriptor/Area

A: 2.5Fr/B  
800 sqft

B: 2Fr/B  
483 sqft

C: 2FBAY/B  
27 sqft