

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1282 Issue Date: OCT 22 2001 CBL: 025 D008001

Location of Construction: 145 Lancaster St	Owner Name: Perry E Iron & Metal Co	Owner Address: 115 Lancaster St	Phone: 3181
Business Name:	Contractor Name: Mark Hall	Contractor Address: Box 687 Portland	Phone: 2078566308
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: B5

Past Use: Storage Garage	Proposed Use: Storage Yard	Permit Fee: \$42.00	Cost of Work: \$3,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 82 Type: 50	

Proposed Project Description:
Demolish and Remove Existing Garage Building

Signature: _____ Signature: *DC*

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

Permit Taken By: dgc	Date Applied For: 10/19/2001	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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 <i>240 BK</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/22 <i>DC</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: <i>N/A</i>	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 Date: 10/22 <i>DC</i>
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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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

01-1281

All Purpose Building Permit Application for Demolition

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>145 LANCASTER ST (East)</u>		
Total Square Footage of Proposed Structure <u>2500</u>	Square Footage of Lot <u>11986</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>25</u> <u>D</u> <u>8</u>	Owner: <u>Allen Lerman / E. Perry Iratt</u>	Telephone: <u>7753181</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>4/2</u>
Current use: <u>— vacant —</u>		
If the location is currently vacant, what was prior use: <u>Storage —</u>		
Approximately how long has it been vacant: <u>5 years —</u>		
Project description:		
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>Mark C Hall @ M.C. Hall</u> <u>205-11-31</u>		
Who should we contact when the permit is ready: <u>Mark Hall</u>		
Mailing address: <u>Box 684</u> <u>Westbrook Me 04098</u>		<u>CALL</u> <u>550 0302</u> Phone: <u>856 6308</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Mark C Hall</u>	Date: <u>10-11-01</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 145

Chart/Block/Lot 2508

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an approved building permit. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

Table with 4 columns: Department, Number, Contact, Date/Who you spoke with. Rows include Public Works Sewer, Public Works Traffic, Public Works Sealed Drain Permit, Historical Preservation, and Fire Dispatch.

Utility Approvals

Table with 3 columns: Department, Number, Customer Service. Rows include Dig Safe and Asbestos.

I have contacted all the necessary companies and departments as indicated above
Signature: [Signature] Date: 10-16-01

BIOSAFE

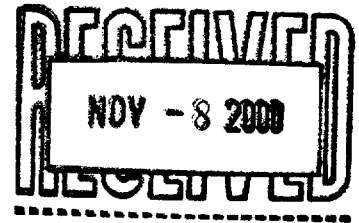
Environmental Services, Inc.

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

COST ESTIMATE AND PROPOSAL **ASBESTOS ABATEMENT AND DISPOSAL**

PREPARED FOR:

**Mr. Edward Benjamin
Benjamin Demolition
4 Diamond Ridge Way
Falmouth, Maine 04105**



AT:

**Lancaster Street
Portland, Maine**

FROM:

BIOSAFE ENVIRONMENTAL SERVICES INC.

October 23, 2000

BIOSAFE

Environmental Services, Inc.

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

October 23, 2000

Mr. Edward Benjamin
Benjamin Demolition
4 Diamond Ridge Way
Falmouth, Maine 04105

Re: Asbestos Inspection and Cost Estimate for Asbestos Removal Services at
Lancaster Street, Portland, Maine.

Dear Mr. Benjamin:

This letter is in response to the asbestos evaluation and site assessment conducted by Paul Plourde, MDEP Registration Number AI-0151, at Lancaster Street, Portland, Maine.

Findings and Observations:

The exterior roof of the building has approximately 2,700 sq. ft. of asbestos rolled roofing, on-top of black building paper and a un-safe wood roof. The asbestos roofing and roof deck is in very poor condition.

Recommendations:

BIOSAFE recommends that proper removal and disposal of the materials described in the findings and observations be conducted prior to renovations. The work must be conducted in compliance with all applicable regulations using regulated wet removal methods by a State licensed Asbestos Contractor as required by the MDEP.

**Mr. Edward Benjamin
Benjamin Demolition
Page Two**

Scope of Service

Area #1 – Upper Roof

Removal and disposal of approximately 2,700 sq. ft. of asbestos roofing after the roof is dropped to the ground by Benjamin Demolition.

Breakdown of Costs:

- Removal and disposal of approximately
2,700 sq. ft. of asbestos roofing: \$3,460.00
- Maine DEP Permit / Notification Fee: \$ 200.00

-The asbestos abatement will be completed in three eight-hour days, with waste manifests to follow in approximately 45-60 days.

* The State of Maine D.E.P. regulations require independent air clearances for projects greater than 100 lin/500 sq. ft., combined. *(Independent air clearances are not required for this project.)*

PAYMENT TERMS: Payment due upon successful completion.

I trust that this information is sufficient for your asbestos abatement planning need. We look forward to serving you and stand committed to a quality, cost effective services. Should you have any further questions or concerns, please feel free to contact me.

Very truly,



Mark Coleman, VP

BIOSAFE

CONTRACT FOR ASBESTOS REMOVAL

BIOSAFE Environmental Services Inc. (Hereinafter referred to as BIOSAFE), of Westbrook, County of Cumberland and State of Maine, hereby agrees to perform the following services for: **Benjamin Demolition**
(Hereinafter referred to as the "client").

1. Asbestos abatement and disposal of asbestos only, to include pre-cleaning. BIOSAFE, hereby agrees to abate asbestos from the described area(s) in the property located at: **Lancaster Street, Portland, Maine.**
2. BIOSAFE also agrees to pre-clean stationary fixtures and horizontal surfaces of building components currently located within the asbestos control area(s) that have been previously documented to be contaminated by the deterioration or presence of asbestos.
3. After the abatement of less than 100 lin/sq. Ft. asbestos and pre-cleaning of the building components located in the designated areas, BIOSAFE agrees to provide the "client" with a statement from a qualified, licensed asbestos analytical laboratory verifying that the air quality in the control area is within the Environmental Protection Agency's guidelines of less than .010 fibers of asbestos per cc of air. Projects more than 100 lin/500 sq. ft. will be cleared independently according to State D.E.P. criteria with the cost assumed by the owner.
4. BIOSAFE agrees to perform all services according to applicable state, local and federal statutes and regulations.
5. The "client" agrees to make vehicle parking, water and electric power accessible to the worksite and to maintain adequate, clear access to the control area and specific removal locations.
6. The "client" understands that some minor paint damage and/or staple holes may occur from the disassembly of the containment and restoration is not the responsibility of the contractor unless specifically indicated.
7. The "client" understands and agrees that it is impossible for the contractor to determine the condition of pipes, boilers, other metal surfaces, building components, etc. Therefore, this proposal is based on the assumption that all surfaces are in good condition. BIOSAFE assumes no responsibility or liability for the direct or consequential damage arising from the aggravation of existing latent defects in pipes, boilers, other surface areas, building components, etc. during the asbestos abatement process.

BIOSAFE

Contract for Asbestos Abatement
Page Two

8. The client is responsible for all sampling and assumptions as to the exact content or matrix of the materials being removed. BIOSAFE assumes no responsibility for misidentified or labeled products that are removed at the direction of the owner.

9. The "client" understands and agrees that this proposal is for the abatement of the aforementioned asbestos-containing material that was visible and in areas that were readily accessible at the time of the original evaluation. This proposal does not include asbestos material uncovered or found subsequent to the original inspection or for asbestos material not readily identifiable. BIOSAFE assumes no responsibility for asbestos-containing materials inside boilers, furnaces, etc. that are not demolished as part of this agreement. BIOSAFE further recommends that previously insulated systems, boilers and furnaces not be operated after the removal of insulation unless reinsulated and therefore assumes no liability for any damages arising out of or due to the operation of uninsulated systems.

10. The "client" agrees to reimburse BIOSAFE for any reasonable costs incurred by the contractor (notification fees, mobilization fees, set-up fees) due to the cancellation of this agreement and any costs associated with the collection of past due invoices billed to the owner for completed work.

11. The "client" agrees to pay BIOSAFE, upon verification of the completion of work, the following sum:

GRAND TOTAL (not to exceed total): \$3,660.00


Abatement will be completed in approximately 3 days.

The Department of Environmental Protection requires a 10 calendar-day notification for all projects greater than 3 lin. and/or square feet.

* The State of Maine DEP has issued new regulations requiring independent air clearances for projects greater than 100 lin/500 sq. ft., combined. (*Independent air clearances are not required for this project.*)

SIGNED:

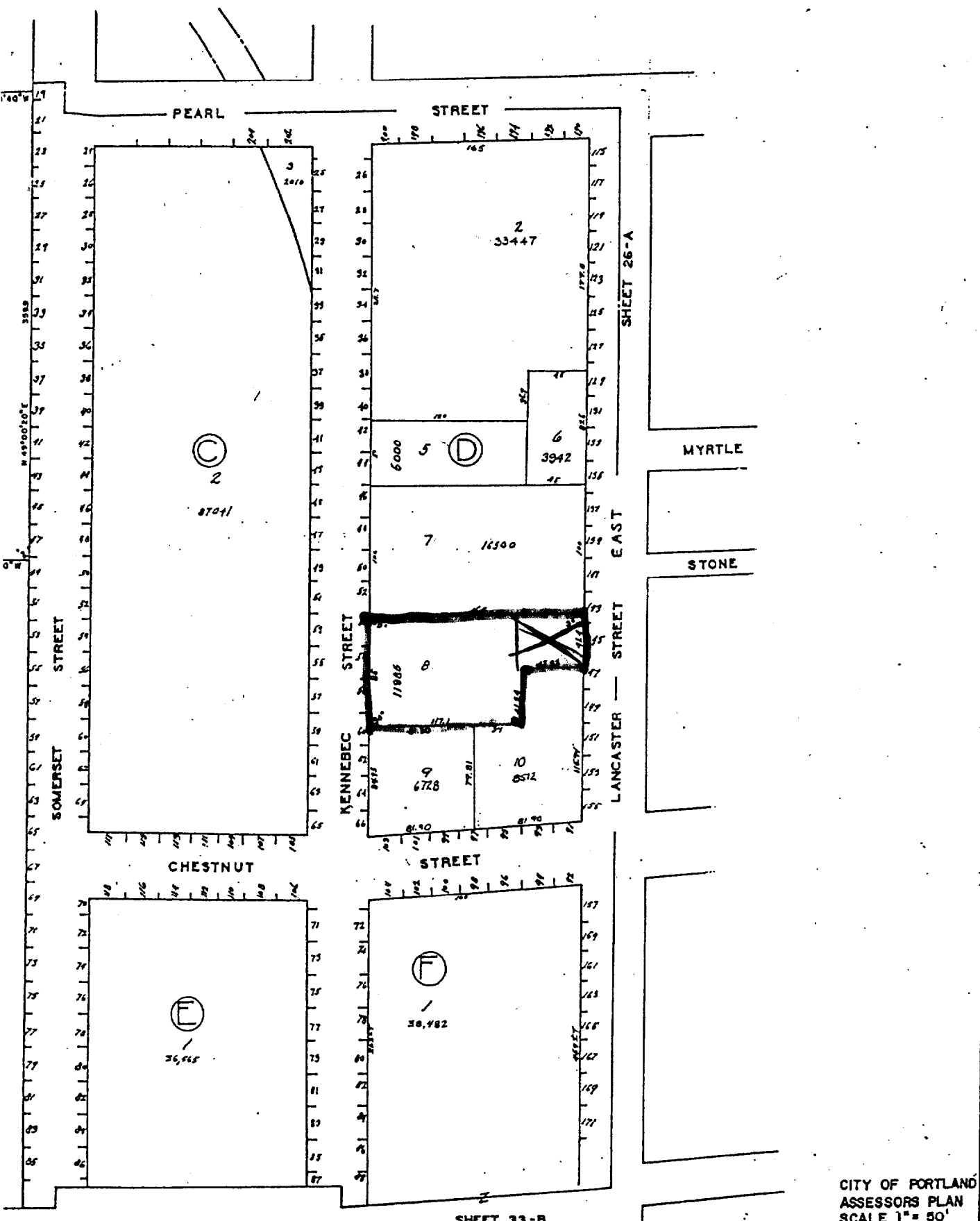
TITLE:



Mark P. Coleman, VP

DATED: _____

BIOSAFE



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRACED 2-1-67

REVISED 2-76