

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PROPRIETORS OF UNION WHARF

Located At 30 UNION WHARF

Job ID: 2012-02-3360-DEMO

CBL: 031- L-035-001

has permission to Demolish bait cooler building #52, no reconstruction approved
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

[Signature] 3/27/12

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3360-DEMO	Date Applied: 2/22/2012	CBL: 031- L-035-001	
Location of Construction: 30 UNION WHARF (building #52)	Owner Name: PROPRIETORS OF UNION WHARF (Charlie Poole)	Owner Address: 36 UNION WHARF PORTLAND, ME 04101	Phone: 207-772-8160
Business Name:	Contractor Name: Chase Excavating	Contractor Address: 50 Gray RD FALMOUTH ME 04105	Phone: (207) 776-3031
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: WCZ
Past Use: Building #52 - Bait Cooler	Proposed Use: Demolish existing bait cooler – will apply for separate permit in future to build a new lobster bait cooler w/small office	Cost of Work: 8000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: N/A Type: Demolition only Signature: JMS 3/27/12
Proposed Project Description: Demo of whole bld at 52 Union Warf		Pedestrian Activities District (P.A.D.)	

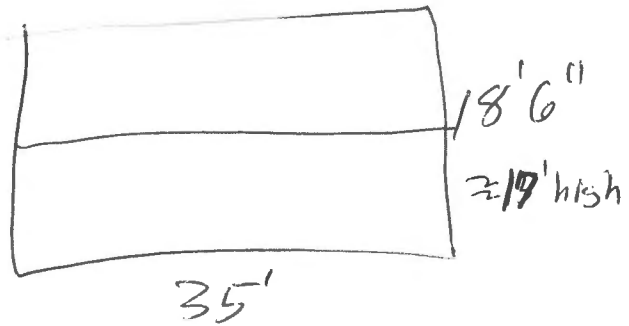
Permit Taken By:	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 02/24/12 ASU	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 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: ASU

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

~~3~~ 3-26-12 Pre Demo OK DWM



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

Final 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-02-3360-DEMO

Located At: 30 UNION WHARF

CBL: 031- L-035-001

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10. Permit is for demolition only. Any construction will require a separate permit.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
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 2003.
3. Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. If there is a foundation hole, it shall be filled in and the site graded.

Zoning

1. This permit is for demolition only. A separate permit is required to rebuild the structure in the future.

WC2

Entered 2/22/12 (185)



Demolition of a Structure

Permit Application

ID #: 2012-02-3360
DEMO

031 - 635

201241150

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.

2,388 SF = new bldg to be built demo = 720 SF = 36' x 20'

Location/Address of Construction: <u>#52 Union Wharf, Portland ME</u>			Total Square Footage of Proposed Structure: <u>720 SF = 36' x 20'</u>			Square Footage of Lot: <u>#52 building w/ work area + wharfage = 7,928 SF</u>		
Tax Assessor's Chart, Block & Lot: Chart# <u>031</u> Block# <u>L</u> Lot# <u>35</u>		Owner: <u>Proprietors of Union Wharf</u>			Telephone: <u>207-772-8160</u>			
Lessee/Buyer's Name (If Applicable): <u>NA</u>			Applicant name, address & telephone: <u>Charlie Poole, 36 Union Wharf, PO Box 7467, Portland, ME 04112</u>			Cost Of Work: \$ <u>8,000.00</u>		
						Fee: \$ <u>100.00</u>		
Current legal use: (i.e. garage, warehouse) <u>Lobster bait cooler</u>								
If vacant, what was the previous use? _____								
How long has it been vacant? _____								
Project description: <u>Tear down existing bait cooler to make way for new lobster bait cooler w/ small office</u>								
Contractor's name, address & telephone: <u>Proprietors of Union Wharf, Charlie Poole, 36 Union Wharf, Portland, ME 04101, 207-772-8160</u>								
Who should we contact when the permit is ready: <u>Charlie Poole</u>								
Mailing address: <u>PO Box 7467, Portland, ME 04112</u> Telephone: <u>207-772-8160</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, 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: <u>Charles A. Poole</u>	Date: <u>2/21/12</u>
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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: #52 Union Wharf

Owner: Proprietors of Union Wharf

Structure Type: metal Frame-Tin Siding

Contractor: Chase Excavating
doing work - 776-3031

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Tabatha Morrill 2/17/12</u>
Unitil	1-207-541-2533	<u>Barbara Montz 11</u>
Portland Water District	761-8310	<u>Jared Knight 11</u>
Dig Safe	1-888-344-7233	<u>Maureen Egan 11</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>Jim Vance 2/17/12</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt 2/21/12</u>
Historic Preservation	874-8726	<u>Deb Andrews 2/17/12</u>
DEP – Environmental (Augusta)	287-2651	<u>Jamie Tansey 2/17/12</u>

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
 - 4) Certification from an asbestos abatement company
 - 5) Electronic files in pdf format are also required in addition to hard copy
- NO adjoining owners - PUW owns all adjoining property.*

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: Charles A. Poole

Date: 2/21/12

or more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Jeanie Bourke - Re: Union wharf

From: William Needelman
To: Bourke, Jeanie
Date: 3/16/2012 4:25 PM
Subject: Re: Union wharf
CC: Deb Andrews
Attachments: DSC_0047.JPG

Jeanie,

Planning has no issues. Go nuts.

Bill

Bill Needelman, AICP
Senior Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

(207) 874-8722 tel.

(207) 756-8258 fax.

wbn@portlandmaine.gov>>> Jeanie Bourke 3/16/2012 3:25 PM >>>

I know you are doing a review for Charlie Poole....are you all set if we issue the demo permit for the building to be removed?

Thanks Bill,

Jeanie

Jeanie Bourke - Demo sign off for 52 Union Wharf

From: "Monti, Barbara" <monti@unitil.com>
To: NADAMS@portlandmaine.gov; JRIOUX@portlandmaine.gov; JMB@portlandmaine.go...
Date: 2/20/2012 10:12 AM
Subject: Demo sign off for 52 Union Wharf
CC: cpoole@customfloat.com

Good morning all,

Mr Poole is all set with us for the demo of the old bait cooler at this location.

Any questions please let me know.

barb

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

#52 Union Wharf, Portland, ME 04101 31 L35





PROPRIETORS OF UNION WHARF
36 UNION WHARF - P.O. BOX 7467 DTS
PORTLAND, MAINE 04112

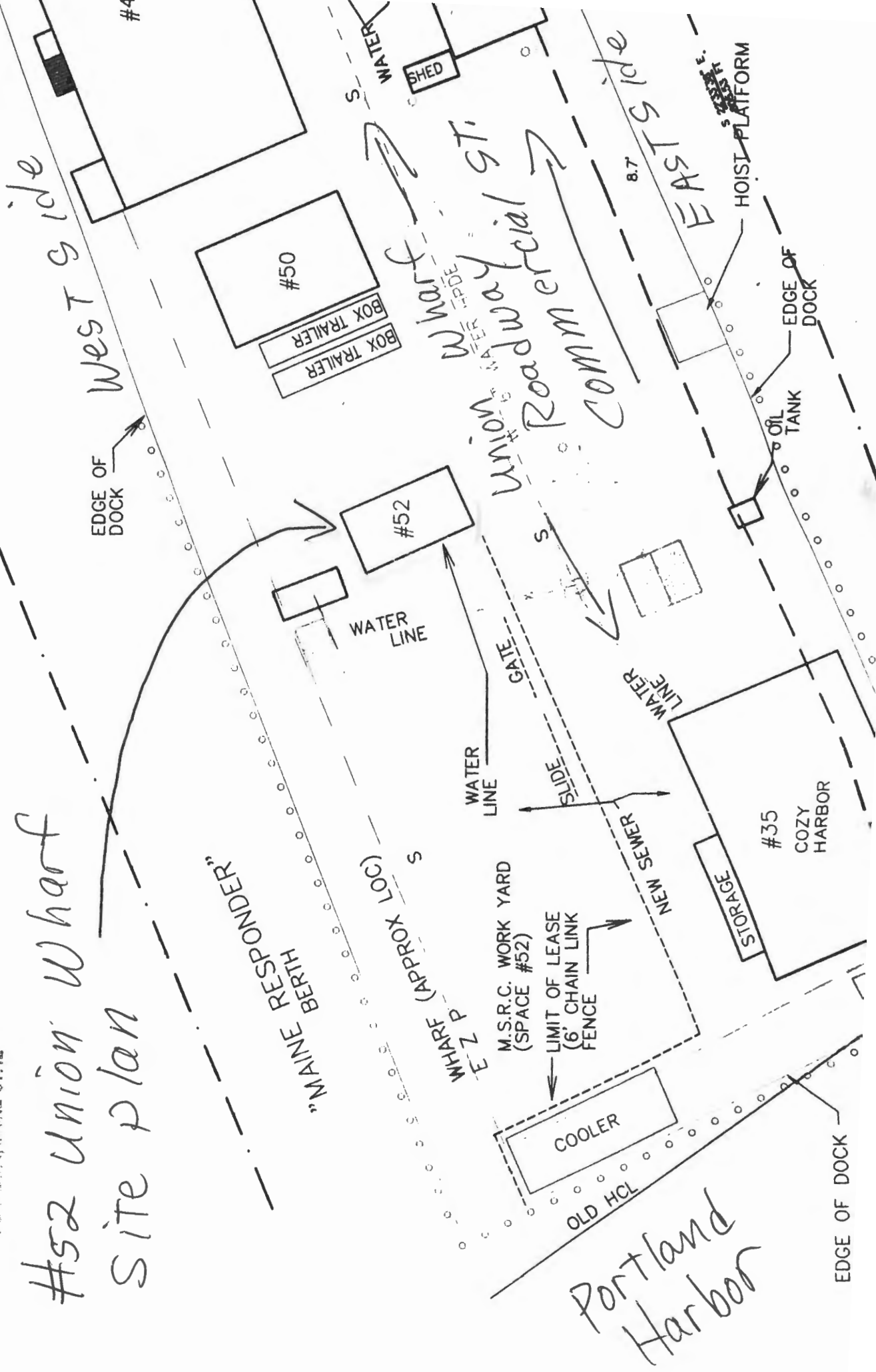
772-8160



PP ○ NEW POWER POLE

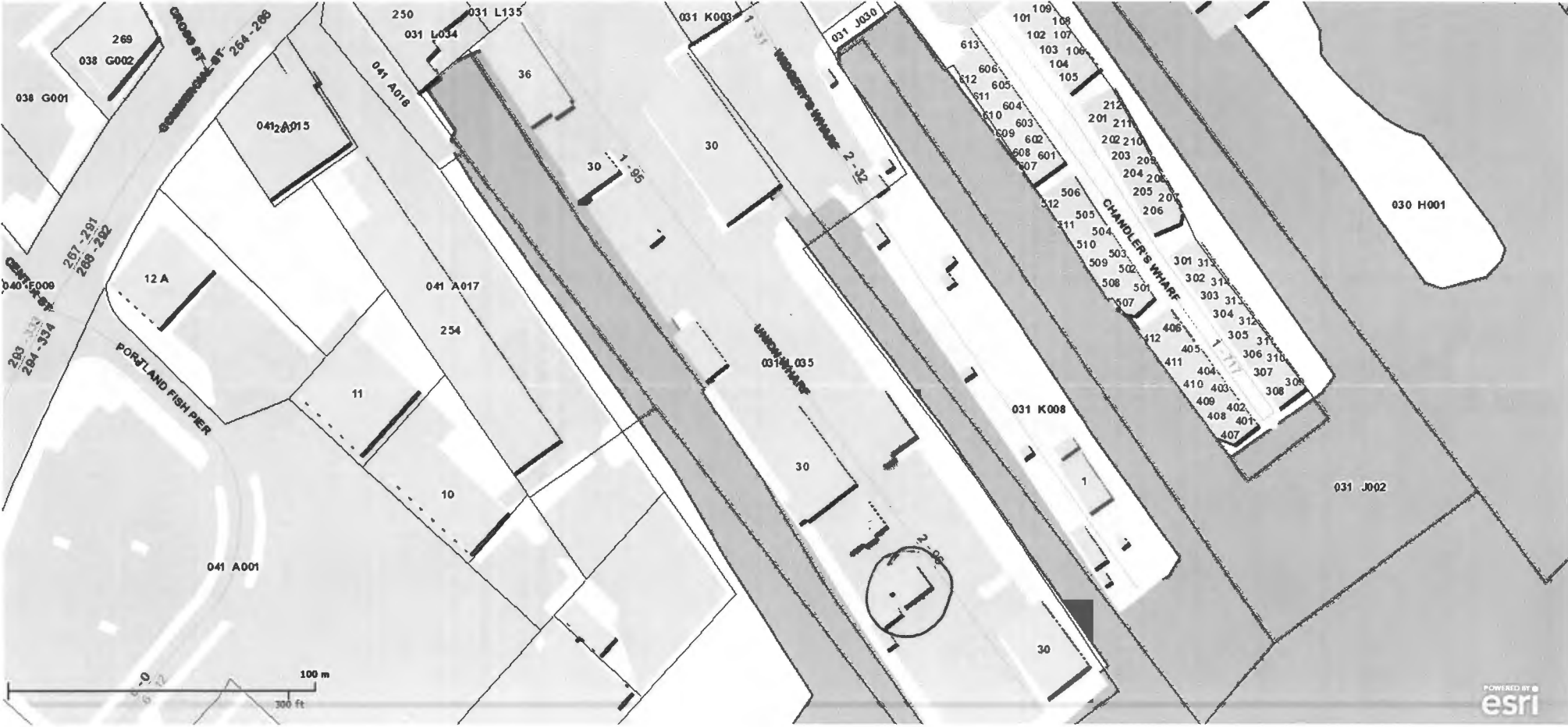
PROPRIETORS OF UNION WHARF
36 UNION WHARF - P.O. BOX 7467 DTS
PORTLAND, MAINE 04112

#52 Union Wharf Site plan



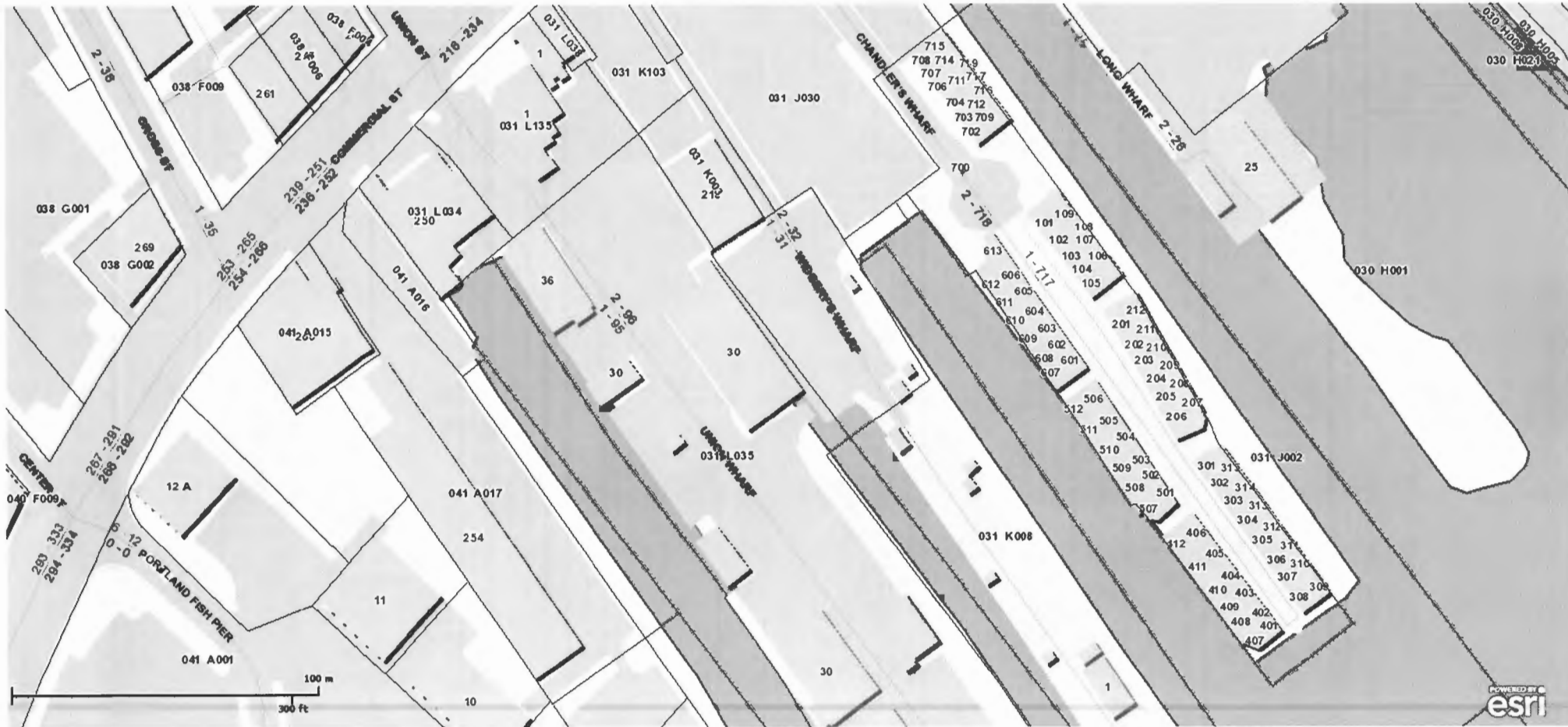
Portland Harbor

Bait Cooler - Union Wharf



Copyright 2011 Esri. All rights reserved. Fri Feb 24 2012 01:21:14 PM.

Bait Cooler - Union Wharf





NORTHEAST TEST CONSULTANTS

February 22, 2012

Mr. Charlie Poole
Proprietor's of Union Wharf
P.O. Box 7467
Portland, ME 04112

RE: *Asbestos Materials Inspection*
CBS Lobster Cooler
52 Union Wharf; Portland, Maine
NTC Job #12975-2012

Dear Mr. Poole:

Northeast Test Consultants has completed an **Asbestos Materials Inspection** at the property located at 52 Union Wharf in Portland, Maine.

PURPOSE

The purpose of this assessment was to characterize current environmental conditions for the presence of asbestos containing building materials (ACBM's) for the walk-in cooler structure for CBS Lobster.

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

PROCEDURES

On February 22, 2012 a representative of *Northeast Test Consultants* was on-site at the subject property to perform survey & inspection work.

The asbestos materials assessment consisted of visual evaluation for potential suspect asbestos materials by an accredited and certified asbestos inspector.

Brian Cohen, licensed Asbestos Inspector ME #AI-0557, conducted inspection and bulk sampling as needed.

No collection of suspect asbestos containing building materials was required for this activity.

OBSERVATIONS

The walk-in cooler was found to be comprised of an insulated metal panel construction with steel I-beams, a concrete foundation, with a fiberglass and wood sliding door.

No suspect asbestos containing materials were found to be associated with the structure.

RECOMMENDATIONS

The structure may be demolished without regard for the presence of asbestos containing materials.

Any Demolition/Renovation Project that may cause significant amounts of airborne dusts are a concern, therefore safety measures are essential in order to protect human health and the environment. Any scraping, sanding, cutting, grinding, or demolition of any material should not be performed under dry conditions in which airborne dust can be generated.

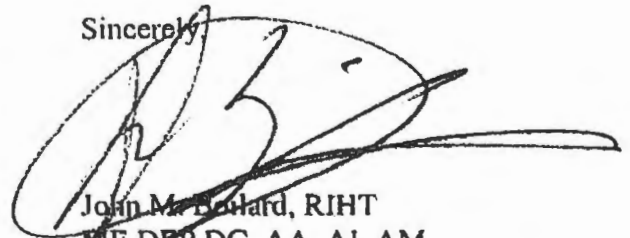
If dust levels during any renovation/clean up activity in which significant dusts can be generated or are expected to exceed the OSHA Dust Exposure Limits for both Nuisance & Respiratory Dusts, it is recommended that persons impacting materials still be adequately protected from airborne dusts by use of respiratory protection.

A partially completed ME DEP "Asbestos Building Demolition Notification ("BDNF") form is attached to this report.

Please review the information within this letter and the attached "BDNF".

Should you have any questions or require any further information relating to this inspection, please feel free to give me a call.

Sincerely,



John M. Ballard, RIHT
ME DEP DC, AA, AI, AM
Operations Manager

Attachments

Asbestos Building Demolition Notification

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

FORM D

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2011

Inspection/Survey Results:

Were asbestos-containing building materials identified or presumed positive? Yes No

If Yes, is the removal of ACM subject to MDEP asbestos regulations? Yes No

If No, explain WHY NOT: _____

property address: <u>CBS Lobster Cooler</u> <u>52 Union Wharf</u> <u>Portland, Maine</u>	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: <u>COMMERCIAL STRUCTURE - WALK-IN COOLER</u>
asbestos survey/inspection performed by: (name & address) <u>Northeast Test Consultants (NTC #12975-2012)</u> <u>587 Spring Street, Westbrook, ME</u> telephone: <u>207-854-3939</u> <i>[Signature]</i> 2/22/2012	asbestos abatement contractor <u>n/a</u> telephone: _____
property owner: (name & address) <u>Proprietors of Union Wharf</u> <u>P.O. Box 7467, Portland, ME 04112</u> telephone: <u>207-772-8160</u>	demolition contractor: (name & address), <u>Chase Excavating</u> <u>50 Gray Rd, Falmouth, ME 04105</u> telephone: <u>207-776-3031</u>
demolition start date: <u>3/19/12</u>	demolition end date: <u>3/23/12</u>

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/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the MDEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

<u>Charles A. Poole</u> Print Name: Owner/Agent	<u>President</u> Title	<u>Charles A. Poole</u> Signature
Telephone # <u>207-772-8160</u>	FAX # <u>207-772-8471</u>	Date <u>2/22/12</u>

**Asbestos Building
Demolition
Notification**

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

**FORM
D**

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2011

Notice

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a MDEP-licensed Asbestos Consultant is required for all buildings regardless of construction date, 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 your project involves the demolition of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a MDEP-licensed Asbestos Consultant:

Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner? Yes No

Is this building currently being used, or has it EVER been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business? Yes No

Is this building to be demolished as part of a highway or road-widening project? Yes No

Is this building part of a building cooperative, apartment or condo building? Yes No

Is this building used for military housing? Yes No

Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project? Yes No

Is more than ONE building to be lifted from its foundation and relocated? Yes No

Will this building be intentionally burned for the purpose of demolition or fire department training? Yes No

If you answer "no" to all the questions above, your building can be inspected by a knowledgeable non-licensed person as applicable.

Any "yes" answers to the above questions requires an inspection by a MDEP-licensed Asbestos Consultant.

Important Notice

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a MDEP-licensed Asbestos Abatement Contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact MDEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the MDEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.



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Receipts Details:

Tender Information: Check , Check Number: 3933

Tender Amount: 100.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 2/22/2012

Receipt Number: 41151

Receipt Details:

Reference ID:	5332	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-02-3360-DEMO - Demo of whole bld at 52 Union Warf			
Additional Comments: 30 Union Warf			

Thank You for your Payment!