

Location of Construction: <b>14 Cedar St</b>		Owner: <b>Salvation Army</b>		Phone: <b>774-6304</b>		Permit No: <b>990060</b>	
Owner Address: <b>297 Cumberland Ave Ptd</b>		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <b>Roland Chabot</b>		Address: <b>949 Minot Ave Auburn, ME 04210</b>		Phone: <b>782-6042</b>		Permit Issued: <b>JAN 25 1999</b>	
Past Use: <b>2-fam</b>		Proposed Use: <b>Vacant Land</b>		COST OF WORK: <b>\$ 15,500.00</b>		PERMIT FEE: <b>\$ 100.00</b>	
Proposed Project Description:  <b>Demolish Structure</b>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>93</b> Type: <b>53</b> <b>DOC 9-96</b>		Zone: <b>K-2</b> CBL: <b>033-N-016</b>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <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"/>	
Permit Taken By: <b>SF</b>		Date Applied For: <b>20 January 1999</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	

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..

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <b>21 January 1999</b>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date:                     

CEO DISTRICT 1

cc: to SALVATION Army

LAND USE - ZONING REPORT

ADDRESS: 14 Cedar St. DATE: 1/21/99

REASON FOR PERMIT: to Demolish Structure

BUILDING OWNER: SALVATION Army C-B-L: 33-N-16

PERMIT APPLICANT: Bonnie Chabot

APPROVED: With conditions #10 DENIED:

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
9. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

10. Other requirements of condition This is only a demolition permit. This does not give permission for any future use including parking. The lot shall be filled, graded with loam & seeded. If there is an intended future use for parking, there

Marge Schmuckal, Zoning Administrator City of Portland

is a separate, required site plan review procedure that is needed prior to any parking lot installation, MARGE SCHMUCKAL

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: <b>14 CEDAR STREET</b>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number <i>DEED BOOK 3483</i> Chart# <b>33</b> Block# <b>N</b> Lot# <b>16</b>	Owner: <b>SALVATION ARMY</b>	Telephone#: <b>774-6304</b>
Owner's Address: <b>297 CUMBERLAND</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$ 15,500</b>
Proposed Project Description:(Please be as specific as possible) <b>DEMOLISH HOUSE</b>		
Contractor's Name, Address & Telephone <b>ROLAND CHABOT 949 MINOT AVE AUBURN 04210</b> <span style="float:right">1-207-782-6042</span>		
Current Use: <b>VACANT 2-fam</b>	Proposed Use: <b>PARKING Vacant</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

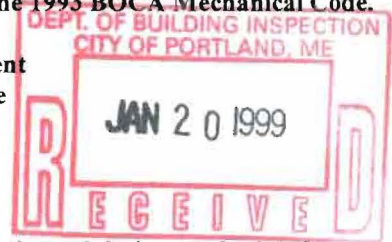
**Certification**

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/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: <b>Bonnie Chabot</b>	Date:
--	-------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



Use Supply Photo

City of Portland  
Inspection Services Division  
Demolition Call List

Site Address: 14 CEDAR Owner: SALVATION ARMY  
Structure Type: 2 STORY WOOD Contractor: ROLAND CHABOT

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Dwayne 1-11-99</u>
NYNEX	878-7000	<u>Joe 1-11-99</u>
Northern Utilities	797-8002 X6241	<u>Call me 1999</u>
Portland Water District	761-8310	<u>Dodie 1-11-99</u>
Public Cable Co.	775-3431 X257	<u>Don 1-11-99</u>
Dig Safe***	1-888-344-7233	<u>1999-030-0478</u>

\*\*\*(After call, there is a wait of 72 bus hrs before digging can begin) 1-14-99 AM

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>Don DeWolton</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Harry Ash 1-11-99</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>PHONE NOT IN - 1-11-99</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Don DeWolton</u>
Building Inspections(insp required)	874-8300 X8703	<u>Demetrius 2/1/99</u>
Historic Preservation	874-8300 X8726	<u>DEB Andrews - 1-11-99</u>
Fire Dispatcher	874-8300 X8676	<u>Steve - 1-11-99</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>Done - RBalderson</u>

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.

SIGNED: Bonnie Chabot DATE: 1-20-99

ALBA Roland Demalden



# ACORD CERTIFICATE OF INSURANCE

DATE (MM/DD/YY)  
12/30/98

**PRODUCER**

Parade Insurance Agency  
190 Park St  
Portland, Maine 04103

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**COMPANIES AFFORDING COVERAGE**

- COMPANY A: The J. W. Insurance Co.
- COMPANY B: The Liberty Mutual Insurance Co.
- COMPANY C:
- COMPANY D:

**INSURED**

Roland Chaisy aka  
177 State St  
Auburn, Maine 04210

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO (LTR)	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM DD YY)	POLICY EXPIRATION DATE (MM DD YY)	LIMITS
A X	<b>GENERAL LIABILITY</b> COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCUR OWNERS & CONTRACTOR	MCL 33221	3/1/98		GENERAL LIABILITY \$ 500,000. OPERATING COMP. OF AGG. \$ Incl. FEDERAL & ADV. INJURY \$ 500,000. CONTRACTOR \$ 500,000. PROP. DAMAGE (Any one loc.) \$ 50,000. MEDICAL (Any one person) \$ Excluded BODILY INJURY LIMIT \$ BODILY INJURY (Each person) \$ BODILY INJURY (Each accident) \$ MEDICAL DAMAGE \$ AVERAGE PER ACCIDENT \$ MORE THAN AUTO ONLY \$ EACH ACCIDENT \$ AGGREGATE \$ EXCESS BODILY INJURY \$ EXCESS MED. \$ STATUTORY LIMITS
	<b>AUTOMOBILE LIABILITY</b> ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON OWNED AUTOS				
	<b>GARAGE LIABILITY</b> ANY AUTO				
	<b>EXCESS LIABILITY</b> UMBRELLA FORM OTHER THAN UMBRELLA FORM				
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input checked="" type="checkbox"/> EXCL OTHER	1810003427	5/13/98	5/13/99	EACH ACCIDENT \$ 100,000. DISEASE - POLICY LIMIT \$ 100,000. DISEASE - EACH EMPLOYEE \$ 500,000.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS  
14 Cedar Street, Portland, Maine

**CERTIFICATE HOLDER**  
The Salvation Army Add'l Ins'd  
297 Cumberland Avenue  
Portland, Maine 04104  
Attn: Luther Estabrook

**CANCELLATION**  
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.  
AUTHORIZED REPRESENTATIVE  
*Leon M. Parola*  
ACORD CORPORATION 1993

PAUL A. RADER  
GENERAL



JOE NOLANO  
TERRITORIAL COMMANDER

FRED VAN DRUNT  
DIVISIONAL COMMANDER

# THE SALVATION ARMY

FOUNDED IN 1825 BY WILLIAM BOOTH  
NORTHERN NEW ENGLAND DIVISION  
SERVING MAINE, NEW HAMPSHIRE AND VERMONT  
297 CLIMBERLAND AVENUE  
PORTLAND, MAINE 04101  
MAILING ADDRESS: BOX 304704101  
TELEPHONE: 708-774834  
FAX: 708-774887

Post#	Fax No	Date	Pages
	7671	1/20/99	
To		From	Sharon
Co/Dept	Inspections	Co	The Salvation Army
Phone #		Phone #	708-774834
Fax #		Fax #	708-774887

January 20, 1999

Mary  
Inspections Department  
Portland City Hall  
389 Congress Street  
Portland, ME

RE Warrantly Deed  
14 Cedar Street  
Map 31, Block N, Lot 16


Dear Mary:

Pursuant to a telephone call from Bonnie, of Roland's Demolition, I am faxing a copy of the above-mentioned Warrantly Deed from Thomas J. Wildes and Patricia A. Wildes to The Salvation Army, dated August 26, 1998.

I trust this information is helpful.

Thank you and God bless you.

In His Service

  
Steven M. Howard, Captain  
Divisional Secretary

SMH:sj

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **THOMAS J. WILDES and PATRICIA A. WILDES**, both of 14 Cedar Street, Portland, Maine 04101, for consideration paid, grant to **THE SALVATION ARMY**, a New York corporation, having a place of business in Portland, Maine, and having a mailing address of 440 West Nyack Road, Nyack, New York 10950, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

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

Beginning at a point on the westerly side line of said Cedar Street at the northeast corner of land formerly of William H. Chase; thence northwesterly along said Cedar Street forty-four (44) feet to a point; which point is one hundred thirty and six hundredths (130.06) feet southerly from the intersection of the southerly side of Oxford Street and the westerly side of Cedar Street; thence westerly on a line parallel with the northerly side line of said Chase land fifty-three (53) feet nine (9) inches to land now or formerly of May E. Gobey; thence southeasterly on a line parallel with said Cedar Street, forty-four (44) feet to said Chase land; thence easterly along said Chase land to the westerly side line of Cedar Street and the point of beginning.

Said premises are conveyed subject to a sewer easement for the benefit of the land of said May E. Gobey.

Being all the same premises described as conveyed in deed of Thomas F. Hollivar, et al to the grantors herein dated November 9, 1973, recorded in Cumberland County Registry of Deeds in Book 3483, Page 192.

WITNESS our hands and seals on August 26, 1998.

WITNESS:

[Handwritten Signature]  
[Handwritten Signature]

Thomas J. Wildes  
**THOMAS J. WILDES**  
Patricia A. Wildes  
**PATRICIA A. WILDES**



Agency of Law, Notary Public  
(Print name: Leif E. Leifson)



Before me,

Then personally appeared the above named Thomas J Wildes and Patricia A Wildes and acknowledged the foregoing instrument to be their free act and deed.

August 25, 1998

STATE OF MAINE  
COUNTY OF CUMBERLAND

PAUL A. RADER  
GENERAL



JOE NOLAND  
TERRITORIAL COMMANDER

FRED VAN BRUNT  
DIVISIONAL COMMANDER

# THE SALVATION ARMY

FOUNDED IN 1865 BY WILLIAM BOOTH

**NORTHERN NEW ENGLAND DIVISION**  
(SERVING MAINE, NEW HAMPSHIRE AND VERMONT)  
297 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
MAILING ADDRESS: BOX 3647 (04104)  
TELEPHONE (207) 774 6304  
FAX (207) 774 3483

January 20, 1999

Mary  
Inspections Department  
Portland City Hall  
389 Congress Street  
Portland, ME

RE: Warranty Deed  
14 Cedar Street  
Map 31, Block N, Lot 16

Dear Mary:

Pursuant to a telephone call from Bonnie, of Roland's Demolition, I am faxing a copy of the above-mentioned Warranty Deed from Thomas J. Wildes and Patricia A. Wildes to The Salvation Army, dated August 26, 1998.

I trust this information is helpful.

Thank you and God bless you.

In His Service,

Steven M. Howard, Captain  
Divisional Secretary

SMH/si

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **THOMAS J. WILDES and PATRICIA A. WILDES**, both of 14 Cedar Street, Portland, Maine 04101, for consideration paid, grant to **THE SALVATION ARMY**, a New York corporation, having a place of business in Portland, Maine, and having a mailing address of 440 West Nyack Road, Nyack, New York 10960, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

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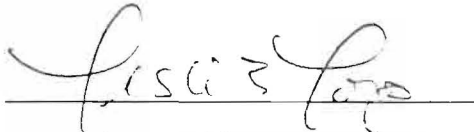

Beginning at a point on the westerly side line of said Cedar Street at the northeast corner of land formerly of William H. Chase; thence northwesterly along said Cedar Street forty-four (44) feet to a point; which point is one hundred thirty and six hundredths (130.06) feet southerly from the intersection of the southerly side of Oxford Street and the westerly side of Cedar Street; thence westerly on a line parallel with the northerly side line of said Chase land fifty-three (53) feet nine (9) inches to land now or formerly of May E. Gobey; thence southeasterly on a line parallel with said Cedar Street; forty-four (44) feet to said Chase land; thence easterly along said Chase land to the westerly side line of Cedar Street and the point of beginning.

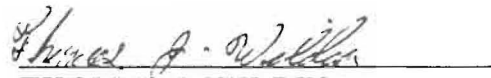
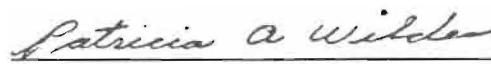
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WITNESS our hands and seals on August 26, 1998.

WITNESS:

  
\_\_\_\_\_  
  
\_\_\_\_\_

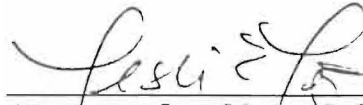
  
\_\_\_\_\_  
THOMAS J. WILDES  
  
\_\_\_\_\_  
PATRICIA A. WILDES

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

August 26, 1998

Then personally appeared the above named Thomas J. Wildes and Patricia A. Wildes and acknowledged the foregoing instrument to be their free act and deed.

Before me,



\_\_\_\_\_  
Attorney at Law/Notary Public

(Print name: Leslie E. Lawry, III)

PAUL A. RADER  
GENERAL



33-N-10

JOE NOLAND  
TERRITORIAL COMMANDER

FRED VAN BRUNT  
DIVISIONAL COMMANDER

# THE SALVATION ARMY

FOUNDED IN 1865 BY WILLIAM BOOTH

**NORTHERN NEW ENGLAND DIVISION**  
(SERVING MAINE, NEW HAMPSHIRE AND VERMONT)  
297 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
MAILING ADDRESS: BOX 3647 (04104)  
TELEPHONE: (207) 774-6304  
FAX: (207) 774-2483

May 25, 1999

Mr. Mark Adelson  
City of Portland

Re: 14 Cedar Street Demolition

Dear Mr. Adelson:

Attached is a sample of the letters that were mailed and hand delivered to the Cedar Street residents pursuant to your request.

Also attached is a list of individuals that we delivered the letter to.

Thank you and God bless you.

In His Service,

Steven M. Howard, Captain  
Divisional Secretary

SMH/ml  
Attach.

**COPY**

May 25, 1999

Cedar Street  
Portland, ME 04101

Dear Property Owner/Resident:

This letter is to notify you that The Salvation Army will be having demolition work done on its property located at 14 Cedar Street, Portland, Maine. We expect the work to start on or about June 1, 1999. We have been asked by the City of Portland to provide this letter to you so that you may take steps to insure that the demolition work does not result in unnecessary inconvenience to your property/home in the vicinity of 14 Cedar Street.

In His Service,

Steven M. Howard, Captain  
Divisional Secretary

SMH/ml

Cedar St

#-#7 Not verified  
#9 Harbahe Abas  
Dega Ahmed  
J. Barley  
Morn Chum  
Srouch Lach apt #8  
Wanna Lach apt #8  
#11 David Hamilton  
#15 Todd Hood  
Kimberly Hood  
#16 Bud Solar  
#19 Jeffrey Morgan  
Michael Smith  
#21 Judith Manden  
#25 Christopher Vidal

11 33 Not verified  
11 39 Robert Wautworth  
#115 James Hall  
Sarah Indrnievicz apt A  
#114 Shirley Tevnan  
#115 Linda Clark  
Donald Hewitt  
#117 Raymond Amersgan  
#118 Not verified

City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 1 day of Feb, 1999, I made service of the Stop Work Order  
upon the Luther Estabrook, Salvation Army, at 14 Cedar St

✓

By delivering a copy in hand.

\_\_\_\_\_

By leaving copies at the individual's dwelling house or usual place of abode  
with a person of suitable age or discretion who resides therein and whose  
name is \_\_\_\_\_.

\_\_\_\_\_

By delivering a copy to an agent authorized to receive service of process,  
and whose name is \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_

By (describe other manner of service) \_\_\_\_\_.

DATED 2/1/99

[Signature]

Signature of Person Making Service

Code Enforcement Officer

Title



City Of Portland  
Inspection Services  
RETURN OF SERVICE

On the 2 day of Feb, 1999, I made service of the Stop Work Order  
upon the Bonnie Chabot, Retired Contractor, at 14 Cedar.

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.
- By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_ at \_\_\_\_\_.
- By (describe other manner of service) \_\_\_\_\_.

DATED: 2/1/99

33-N-14

Arthur [Signature]

Signature of Person Making Service

Code Enforcement Officer

Title



Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**  
**STOP WORK NOTICE**

2/1/99

Salvation Army  
297 Cumberland Ave.  
Portland, ME 04101

**RE:** 14 Cedar St.(033-N016)

Dear Property Owner ,

An evaluation of your property at the above location revealed that the structure fails to comply with Section 110.2 of the Building Code of the City of Portland.

Property owner failed to provide written notice to the owners of abutting property.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8700 , if you wish to discuss the matter or have any questions.

Sincerely,

Arthur Rowe  
Code Enforcement Officer  
cc/Central File

**108.4 Signature to permit:** The code official's signature shall be attached to every permit, or the code official shall authorize a subordinate to affix such signature thereto.

**108.5 Approved construction documents:** The code official shall stamp or endorse in *writing* both sets of *construction documents* "Approved," and one set of the approved *construction documents* shall be retained by the code official and the other set shall be kept at the building site, open to inspection of the code official or an authorized representative at all reasonable times.

**108.6 Revocation of permit:** The code official shall revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.

**108.7 Approval of part:** The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with all of the pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

**108.8 Posting of permit:** A true copy of the building permit shall be kept on the site of operations, open to public inspection during the entire time of prosecution of the work and until the completion of the same.

**108.9 Notice of start:** At least 24-hour notice of start of work under a building permit shall be given to the code official.

#### SECTION 109.0 TEMPORARY STRUCTURES

**109.1 General:** Pursuant to a variance granted by the board of appeals under the provisions of Section 121.0, the code official shall issue a permit for temporary construction as approved by the board of appeals. Such permits shall be limited as to time of service, but such temporary construction shall not be permitted for more than one year.

**109.2 Special approval:** All temporary construction shall conform to the structural strength, fire safety, *means of egress*, light, *ventilation* and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

**109.3 Termination of approval:** The code official is hereby authorized to terminate such special approval and to order the demolition of any such construction at his discretion, or as directed by a decision of the board of appeals.

#### SECTION 110.0 DEMOLITION OF STRUCTURES

**110.1 Service connections:** Before a structure is demolished or removed, the *owner* or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections

and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

**110.2 Notice to adjoining owners:** Only when *written* notice has been given by the applicant to the *owners* of adjoining *lots* and to the *owners* of wired or other facilities, of which the temporary removal is necessitated by the proposed work, shall a permit be granted for the removal of a building or structure.

**110.3 Lot regulation:** Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the *lot*, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of Chapter 33.

#### SECTION 111.0 CONDITIONS OF PERMIT

**111.1 Payment of fees:** A permit shall not be issued until the fees prescribed in Section 112.0 have been paid.

**111.2 Compliance with code:** The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel or set aside any of the provisions of this code, except as specifically stipulated by modification or legally granted variation as described in the application.

**111.3 Compliance with permit:** All work shall conform to the approved application and the approved *construction documents* for which the permit has been issued and any approved amendments to the approved application or the approved *construction documents*.

**111.4 Compliance with site plan:** All new work shall be located strictly in accordance with the approved site plan.

#### SECTION 112.0 FEES

**112.1 General:** A permit to begin work for new construction, *alteration*, removal, demolition or other building operation shall not be issued until the fees prescribed in this section shall have been paid to the department of building inspection or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating an additional fee be approved until the additional fee has been paid.

**112.2 Special fees:** The payment of the fee for the construction, *alteration*, removal or demolition for all work done in connection with or concurrently with the work contemplated by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or ordinance for water taps, sewer connections, electrical permits, erection of *signs* and display structures, marquees or other *appurtenant structures*, or fees of inspections, certificates of occupancy or other privileges or requirements, both within and without the jurisdiction of the department of building inspection.

**112.3 New construction and alterations:** The fees for plan examination, building permit and inspections shall be as prescribed in Section 112.3.1 and the code official is authorized to establish by *approved rules* a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in Chapters 1, 3 and 6.

## CITY AMENDMENTS:

### Chapter 1, Section 108.6 Revocation of Permit:

- Section 108.6.1 Revocation of permits, is amended by adding the following sentence at the end thereof:  
In addition, such permit or approval may be revoked by the building official if the issuance thereof was based on a mistake of law.

### Chapter 1, Section 110.4 Demolition of structure - by adding:

- Section 110.4 Demolition of structure, is amended by adding the following subsections:
  - 110.4.1 Dust prevention: The person to whom a permit is issued shall dampen or cause to be dampened all debris resulting from the demolition operation to the extent necessary to prevent dust therefrom from circulating in the surrounding area.
  - 110.4.2 Expiration of permit: A permit to demolish or remove a structure shall expire thirty (30) days after the date of its issuance, provided that for good cause the building official may extend the permit for periods of not more than fifteen (15) days.
  - 110.4.3 Removal and disposal of asbestos: Before a permit to demolish or remove a structure is issued, the health officer shall inspect the premises for the presence of friable asbestos material. For the purposes of this subsection, friable asbestos material, means any material that contains more than one (1) percent asbestos by weight and that can be crumbled, pulverized, or reduced to powder when dry, by hand pressure. No permit shall be issued until the applicant has removed and disposed of all such material as may be present in potentially hazardous amounts, in accordance with applicable state and federal regulations.
  - 110.4.4 Demolition of certain structures: Except as provided in article IX of Chapter 14 of this code, no permit shall be issued for the demolition of any structure subject to the provisions of that article.
  - 110.4.5 Removal and disposal of demolition debris: Before a permit either to demolish or remove a structure or a part thereof or to remove or dispose of existing demolition debris, as defined herein, is issued, the applicant will satisfy the building official that:
    1. All such debris will be removed from the islands and transported to the mainland for disposal prior to the expiration of the permit.
    2. The debris will be removed to the Regional Waste System construction and demolition debris disposal facility, as required by section 12-103 of this code; and

# LEGAL NOTICE

Date 2/1/99

WHEREAS, violations of { Article \_\_\_\_\_, Section \_\_\_\_\_ of the Zoning Ordinance  
Article 6, Section 110.2 of the Building Code } have been found  
Article \_\_\_\_\_, Section \_\_\_\_\_ of the \_\_\_\_\_ Code }

on these premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, and

## STOP WORK

at once pertaining to construction, alterations or repairs on these premises

known as 14 Cedar St. 33-N-16

ALL PERSONS ACTING CONTRARY TO THIS ORDER OR REMOVING OR MUTILATION THIS NOTICE ARE LIABLE TO ARREST UNLESS SUCH ACTION IS AUTHORIZED BY THE CITY OF PORTLAND DIVISION OF INSPECTION SERVICES.

*A. Rowe*  
CODE ENFORCEMENT OFFICER

## BUILDING PERMIT REPORT

DATE: 21 January 1999 ADDRESS: 14 Cedar ST. CBL 033-N-016  
REASON FOR PERMIT: RAZE Building  
BUILDING OWNER: Salvation ARMY  
CONTRACTOR: Roland Chabot  
PERMIT APPLICANT: ↑  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

### CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*28, \*21

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

*All demolitions must be done in accordance with section 110.0 of the City's building code (The BOCA National Building Code/1996) -*

31. \_\_\_\_\_
32. \_\_\_\_\_
33. \_\_\_\_\_

 P. Shmuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator