

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

Location of Construction: 85 Grant Street		Owner: Mr. Harold Bughmal		Phone: 1-207-865-9244		Permit No: 990871	
Owner Address: P.O. Box 2087 Scarborough, ME 04074		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Roland Chabot		Address: 949 Minot Ave. Auburn ME 04210		Phone: 1-207-782-6042		Permit Issued: AUG 16 1999	
Past Use: Vacant Multi-Family Bldg		Proposed Use: Parking Lot		COST OF WORK: \$ 18,000		PERMIT FEE: \$ 132.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 42 Type: 5B BOCA 96	
Proposed Project Description: Demolition of 1 vacant apartment building.				Signature:		Signature: <i>Hoffen</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 048-B-011	
Permit Taken By: KA		Date Applied For: 8-11-99		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval:	
				Signature: _____ Date: _____		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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

***Send To: Roland Chabot
949 Minot Ave.
Auburn, Maine 04210

**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

8-11-99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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



ub

LAND USE - ZONING REPORT

ADDRESS: 85 Grant St DATE: 8/16/99

REASON FOR PERMIT: Demolish Structure

BUILDING OWNER: Harold Burnham C-B-L: 48-B-11

PERMIT APPLICANT: Roland Chrobot

APPROVED: with conditions DENIED: _____

#11 & #12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. 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.

11. Other requirements of condition This permit is not allowing the use of the parking lot after demolition as proposed. New parking lots require a separate site plan review by the PLANNING Division prior to installation. This lot shall remain vacant until such approvals.

Marge Schmuckal, Zoning Administrator

12. The present structure may be considered legally nonconforming. Any demolition of the structure will end any "grandfathered" rights. Any new development shall require compliance with a current ordinances & codes.

Marge Schmuckal

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

Demo only!

**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.

NOTEIf 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: 85 GRANT ST		
Total Square Footage of Proposed Structure 3,000±sqft	Square Footage of Lot 5,000±sqft	
Tax Assessor's Chart, Block & Lot Number Chart# 048 Block# 5 Lot# 011	Owner: MR. HAROLD BURNHAM	Telephone#: 1-207-865-9244
Owner's Address: P.O. Box # 2087 SCARBOROUGH, ME. 04074	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 18,000. - 132.00
Proposed Project Description: (Please be as specific as possible) DEMOLISH HOUSE / FOUNDATION WILL BE BACK-FILLED BY LBS WILSON & SON		
Contractor's Name, Address & Telephone ROLAND CHABOT 949 MINOT AVE AUBURN ME 04210 1-207-782-6042 FAX 1-207-753-1365		
Current Use: VACANT BUILDING	Proposed Use: PARKING LOT	

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, Ventilation 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

*# Roland Chabot
949 Minot Ave
Auburn Me
04210*

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: Roland Chabot	Date: Aug 11 1999
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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

ROLAND'S DIG SAFE # 1999-330-0653
START UP DATE & TIME IS 8-12-99 9:30 A.M

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 85 GRANT ST. Owner: HAROLD BURNHAM
Structure Type: 3 story 3 family Contractor: ~~HAROLD BURNHAM~~
(WOOD) Rolando Chabal

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Kristy Williams 2-16-99</u>
NYNEX	878-7000 555-1611	<u>19990800517 2-16-99</u>
Northern Utilities	797-8002 X6241	<u>Fred Clark 2-16-99</u>
Portland Water District	761-8310	<u>Dispatch 2-23-99</u>
Public Cable Co.	775-3431 X200-248	<u>Chip Dean 2-17-99</u>
Dig Safe***	1-888-344-7233	<u>19990800517 2-19-99</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J. DiPaolo)	874-8300 X8467	<u>Jim Sloan 2-17-99</u>
DPW/Traffic Division(K. Doughty)	874-8300 X8437	
DPW/Forestry Division(J. Tarling)	874-8300 X8389	<u>Jeff Tarling 2-22-99</u>
DPW/Sealed Drain Permit(C. Merritt)	874-8300 X8822	<u>LES Wilson & Son</u>
Building Inspections(insp required)	874-8300 X8703	<u>Kevin Carroll 2-18-99</u>
Historic Preservation	874-8300 X8726	<u>Deb Andrews 2-23-99</u>
Fire Dispatcher	874- 8000 XXXX	<u>Dispatcher (Morton) 2-23-99</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>NTC 854-3939 (James)</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 Chabal DATE: Aug 11 1999

DIBIA Rolando Demolition
949 Merid Avenue
Auburn Maine
04210



8 5 Grant Street Portland, Maine

DEMOLITION BEING DONE BY ROLAND CHABOT (207-782-6042)

d/b/a ROLANDS DEMOLITION (FAX 1-207-753-1365)

949 MINOT AVENUE AUBURN, MAINE 04210

OWNER OF PROPERTY IS HAROLD BURNHAM (1-207-885-9244)

P O Box # 2087 Scarborough, Maine 04074

DRD. CERTIFICATE OF INSURANCE

DATE (MM/DD/YY)
8/4/99

Radis Insurance Agency
PO Box 30
Newiston, Maine 04243

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 Monticello Insurance Co.
- COMPANY
B Maine Employers Mutual Insurance
- COMPANY
C
- COMPANY
D

RED

Roland Chabot dba
Roland's Demolition
941 Minot Avenue
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	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCUR OWNERS' & CONTRACTORS'	MCL334497	3/3/99	3/3/00	GENERAL AGGREGATE \$ 500,000. PRODUCTS-COMP/OP AGG \$ incl. PERSONAL & ADV INJURY \$ 500,000. EACH OCCURRENCE \$ 500,000. FIRE DAMAGE (Any one fire) \$ 50,000. MED EXP (Any one person) \$ Excluded COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY. EACH ACCIDENT \$ AGGREGATE \$ EACH OCCURRENCE \$ AGGREGATE \$ STATUTORY LIMITS EACH ACCIDENT \$ 100,000. DISEASE - POLICY LIMIT \$ 100,000. DISEASE - EACH EMPLOYEE \$ 500,000.
B	EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: X INCL EXCL OTHER	1810008427	5/13/99	5/13/00	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

85 Grant Street, Portland, Me.

CERTIFICATE HOLDER

Harold Burnham
PO Box 2087
Scarborough, Me. 04074

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

John M. Partridge
DRD CORPORATION 1993

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

048-B-011
Paul J. Mattson
P.O. Box 1449
Scarborough, ME 04070

RE: 85 Grant Street - R-6 zone

December 12, 1997

Dear Paul,

As I explained to you on the phone, I have reviewed your plans and other information that you have given me in reference to your proposal at 85 Grant Street. The definition of a "dwelling unit" in the Zoning Ordinance (Section 14-47) states, "One (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit." Your plans show a counter with a kitchen sink, a microwave, and a refrigerator within the main part of the room, and a separate bathroom. By definition, this describes a dwelling unit. I have interpreted what you submitted to be dwelling units, not rooming units. You would need to comply with the dwelling unit requirements for the R-6 Zone.

You would have 30 days from this letter date in which to appeal my interpretation. If you have any other questions, please do not hesitate to contact me.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Mark Adelson, Housing & Neighborhood Services
Alex Jaegerman, Chief Planner
Rick Knowland, Senior Planner
File

BUILDING PERMIT REPORT

DATE: 11 AUG. 99 ADDRESS: 85 Grant St. CBL: 448-B-011
REASON FOR PERMIT: Demolish vacant-multi family
BUILDING OWNER: MR. Harold Burnham
PERMIT APPLICANT: Roland Chabot (Contractor)
USE GROUP R-2 (vacant) CONSTRUCTION TYPE 503

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

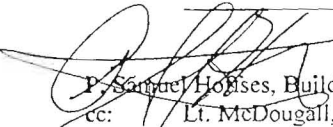
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *35, #31

Approved with the following conditions:

- 1. 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.
3. 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.
4. 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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. 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.

17. 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)
18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. 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.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996)
- X35. *All demolition shall be done as per section 110.0 with amendments of The building code, and Chapter # 33 of The City's bldg. Code*
- X36. _____
37. _____
38. _____


 P. Samuel Holmes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PS1172499

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**