

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that MAINE MEDICAL CENTER

Located At 19 WEST

Job ID: 2011-03-625-ALTCOMM

CBL: 055 - - B - 013 - 001 - - - -

has permission to Basement level interior demolition of walls, ceilings, floors in preparation of phase 2 alterations 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

*Sub per K.G.*

Fire Prevention Officer

*[Signature]* 4/7/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

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

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

Job No: 2011-03-625-ALTCOMM	Date Applied: 3/21/2011	CBL: 055 - - B - 013 - 001 - - - - -	
Location of Construction: 19 WEST ST	Owner Name: MEDICAL CENTER MAINE	Owner Address: 22 BRAMHALL ST PORTLAND, ME - MAINE 04102	Phone:
Business Name:	Contractor Name: EDWARDS, NATHAN	Contractor Address: 120 THADEUS ST SOUTH PORTLAND MAINE 04106	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Professional Offices (medical)	Proposed Use: Same: Professional Offices (medical) to make interior renovations in basement	Cost of Work: 20,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: N/A INT DEMO Signature: JMB 4/7/11
Proposed Project Description: interior renovation to basement		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <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: <i>OK with conditions</i> Date: <i>4/22/11</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <i>within</i> <input 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: <i>Any exterior work requires A separate Permit's approval</i>
	<b>CERTIFICATION</b>		

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	PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-03-625-ALTCOMM

Located At: 19 WEST

CBL: 055 - - B - 013 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain professional medical offices. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
4. Two means of egress are required from every story. "State Law Title 25 ~ 2453
5. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
6. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
7. Fire extinguishers are required. Installation per NFPA 10.
8. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating without approved permits.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

1. Inspection at completion of work

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.

Tapes OK Received 3/19

# General Building Permit Application



If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>19 West St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>3,931</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>055      3      013001</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name Address City, State & Zip	Telephone: <u>207 615-5315</u> <u>207 662-8065</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000.-</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>220.-</u>
Current legal use (i.e. single family) <del>vacant</del> <u>office</u> Number of Residential Units <u>3 units</u> (Commercial) <u>Single memo</u>		
If vacant, what was the previous use? <u>office</u>		
Proposed Specific use: <u>To be determined</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Basement level Interior Non-Bearing wall demolition</u> <u>*see attachment letter for more information on project description</u>		
Contractor's name: <u>Nathan Edwards Crow's Nest Property Mgmt. Inc</u>		
Address: <u>120 Thaddeus St. Unit #3,</u>		
City, State & Zip <u>South Portland, ME 04106</u>		Telephone: <u>207 615-5315</u>
Who should we contact when the permit is ready: <u>Nathan Edwards</u>		Telephone: <u>207 615-5315</u>
Mailing address: <u>120 Thaddeus St. Unit #3 S. Portland, ME 04106</u> (Call) <u>FRIST</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Handwritten Signature]      Date: 3/18/2011

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

CITY OF PORTLAND, ME  
INSPECTION DIVISION  
309 CONGRESS ST  
ROOM 315  
PORTLAND, ME 04101  
(207)874-8701



# CITY OF PORTLAND, MAINE

## Division of Building Inspections

### Original Receipt

March 21 2011

Merchant ID: 161000196545

Term ID: 001

Ref #: 006

Sale

XXXXXXXXXXXX3415

VISA

Entry Method: Swiped

03/21/11

15:29:17

Inv #: 000005

Appr Code: 041281

Apprvd: Online

Batch#: 000196

Total:

\$

220.00

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if credit voucher)

EDWARDS/NATHAN

Merchant Copy  
THANK YOU!

Received from Nathan Edwards

Location of Work in Weso So

Cost of Construction \$ \_\_\_\_\_ Building Fee \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee \$ \_\_\_\_\_

Certificate of Occupancy Fee \$ \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 055 B 013 001

Check #: visa Total Collected 220.00

**No work is to be started until permit issued.**

**Please keep original receipt for you records.**

Taken by:

**Job Summary Report**  
**Job ID: 2011-03-625-ALTCOMM**

Report generated on Mar 22, 2011 3:09:41 PM

<b>Job Type:</b>	Adds/Alter Commercial	<b>Job Description:</b>	<i>19 West St</i>	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	916	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	20,000	<b>Square Footage:</b>	3,931		
<b>Related Parties:</b>		MEDICAL MAINE		<i>Property Owner</i>	
		- NATHAN EDWARDS		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 8484**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
N17013	055 B 013 001		M				-70.270259	43.651376

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				19 WEST STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
BENEVOLENT & CHARITABLE		NOT APPLICABLE			Historic District		DISTRICT 3	WEST END

**Structure Details**

**Structure: 19 West St**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			19 WEST STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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**Permit #: 20112047**

**Permit Data**

*in historic*

**Job Summary Report**  
**Job ID: 2011-03-625-ALTCOMM**

Report generated on Mar 22, 2011 3:09:41 PM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
8484	19 West St	Initialized	Basement level demo wall			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

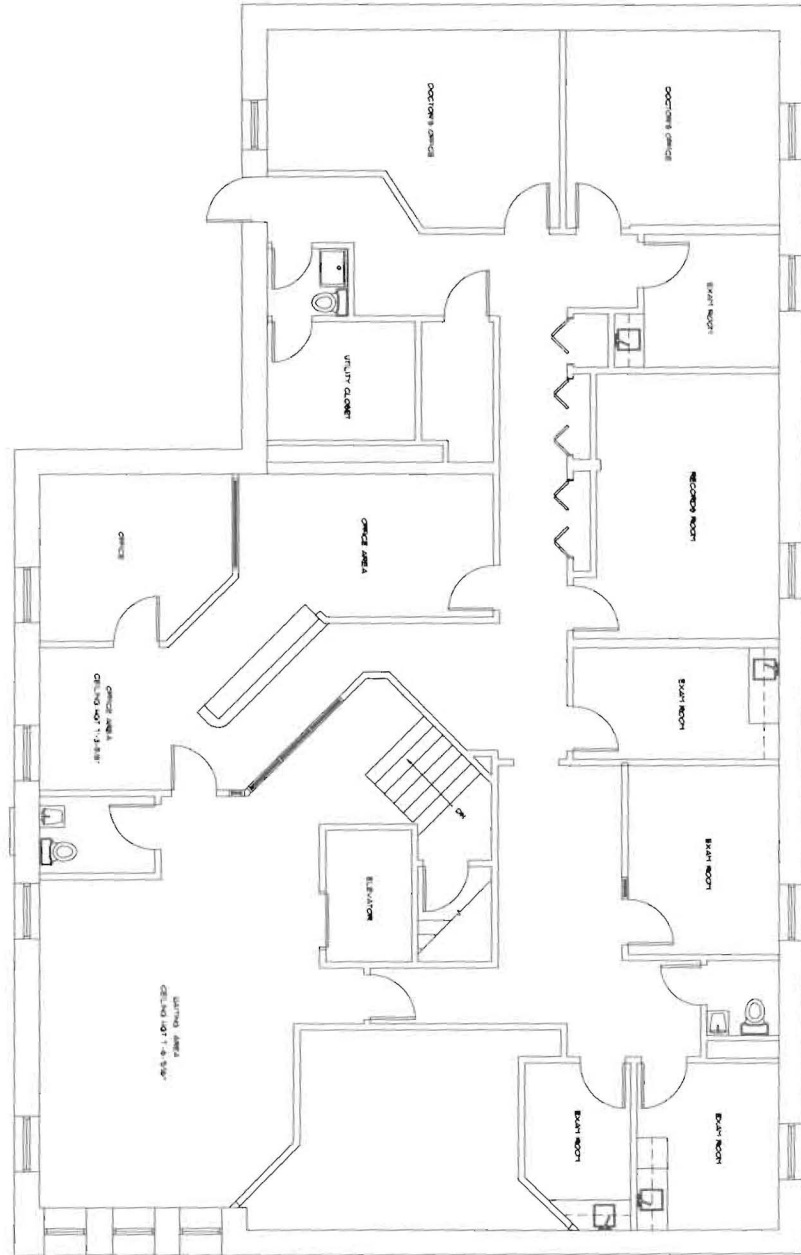
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$220.00							

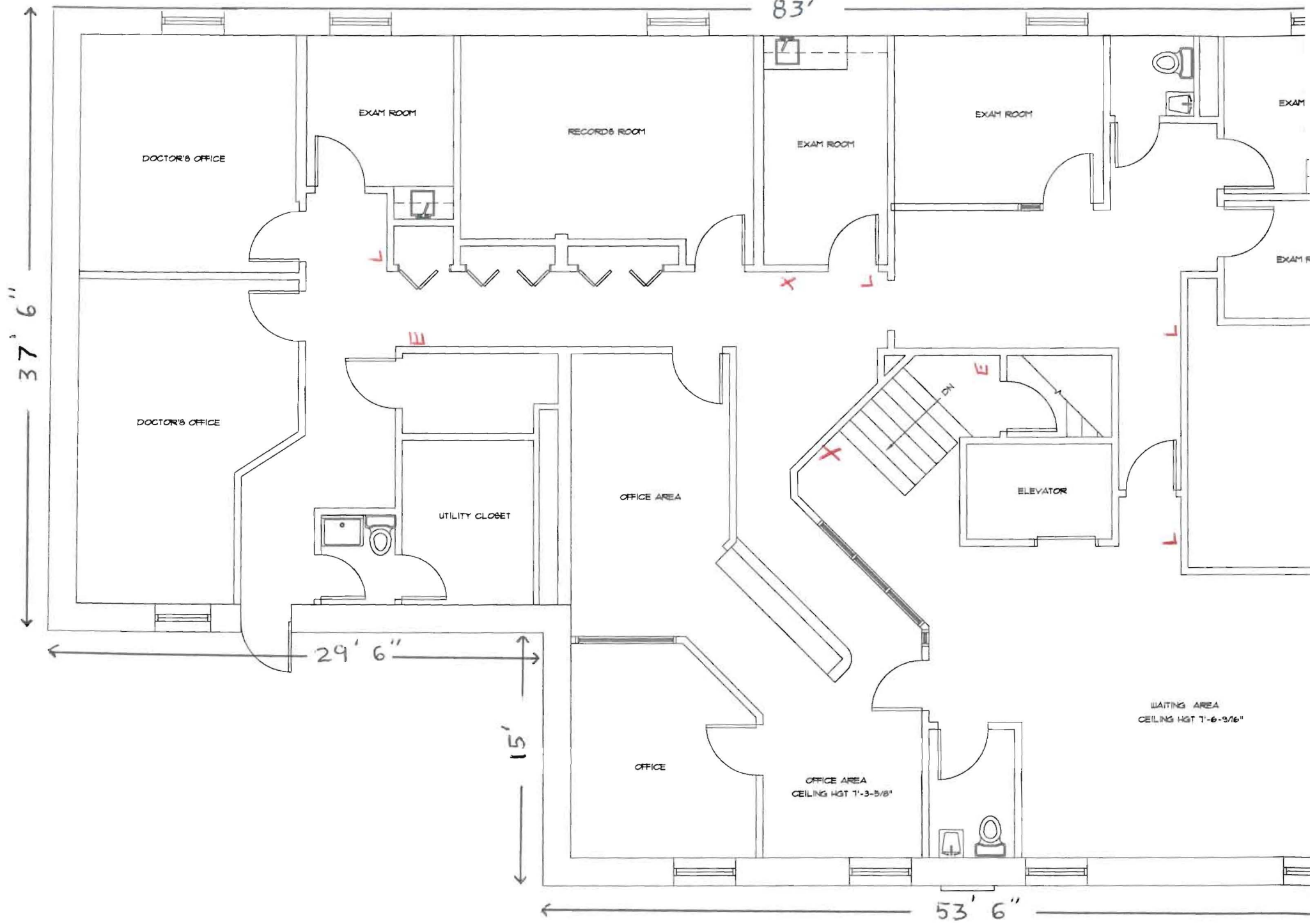






19 West St.  
Basement Level  
1/8" = 1'-0"





19 West St.  
 Basement Level  
 1/8" = 1'-0"



120 Thadeus St. Unit #3  
South Portland, ME 04106  
C (207) 615-5315 O(207) 799-0970

19 West St. Portland, ME  
**Fire Department Requirements**  
Non-Bearing Wall Demolition

**Project Description:**

The scope of work is limited to demolition and removal of the lower level floor (basement) area only. This is phase one for the building owner's goal to occupy this space and the only scope of work involved with this requested permit. Currently the foundation has moisture intrusion issues and the space is not appropriate for use as an occupied space.

Crow's Nest PM Inc. has been tasked with removing all sheetrock, wall insulation, doors, door frames, bathroom fixtures, cabinets and metal / wood wall studs. ONLY non-bearing walls will be removed. The majority of drop ceiling tiles have already been removed by the owner. The existing ceiling grid will be removed and a small area of hard sheetrock ceiling at the entrance of the space would be removed as well. During all this work HEPA negative air fans will constantly keep the entire work area under negative air pressure.

**Fire Department requirements:**

1. Applicant:
  - a. Nathan Edwards
  - b. Crow's Nest Property Management, Inc.
  - c. 120 Thadeus St. Unit #3, South Portland, ME 04106
  - d. Cell (207) 615-5315 Office (207) 799-0970
2. Proposed Use of Space:
  - a. To be Determined
3. Square Footage:
  - a. Work space (basement level) = **3,931 sq ft**
  - b. Total of structure = 11,793 sq ft
  - c. Per Story = 3,931 sq ft
4. Existing and proposed fire protection of structure:
  - a. Sprinkler System: Currently the building is has full sprinkler and fire alarm protection. No systems intend to be changed or altered during this phase. The only adjustment is to have guards installed over all the sprinkler heads for protection during the demolition.



- b. Fire Alarm System: Protection Professionals has come by and already inspected the space. They have proposed to remove the existing smoke detectors in the space and install heat detectors in their place.
5. Life Safety Information:
- a. Egress fire resistance rating – 2hour
  - b. Travel distance from most remote point to exit discharge = 78'
  - c. Location of fire extinguishers – 1 at each exit door of floor (See plan – Fire Extinguisher is marked 'E')
  - d. Emergency Lighting – currently 3 locations (See plan – Emergency Lighting is marked 'L')
  - e. Exit Signs – Currently 2 locations (See plan – Exit signs are marked 'X')
  - f. N/A

**Additional Information:**

Sprinkler System: The space is fully sprinkled. A sprinkler company has already been contacted to install protectors over the heads during construction, to minimize the chances of damage. As well, the sprinkler company found that some of the heads are out dated and are due to be updated. This will all occur before work begins.

Fire Alarm System: Protection Professionals has been consulted and a plan of action has been determined. It has been suggested that we remove the smoke detectors in the lower level only and install heat detectors during this phase of work. No shut downs of the sprinkler system or fire alarm system are intended to occur during this scope of work. When the work is completed, if necessary the smoke detectors could be put back into place if deemed necessary by the Portland Fire Department. This and all plans involving the scope of work, still need approval from the Portland Fire Prevention Officer.

Electrical: Wiring and material that directly impacts this lower level only will be removed by an electrician. Eger Electric, Inc. has already been notified and will be pulling a permit for this scope of work, once some of the walls are opened and we can evaluate the scope of work required.

Plumbing: The intention is to remove fixtures only. In the event that plumbing within a wall needs to be moved or changed, the city of Portland will be notified and Ciazio Plumbing, Inc. will be contacted to get a permit and complete this portion of work.

HVAC: No changes in the mechanical system are involved with this scope of work.

The scope of this work at this time is limited to preparing the space for a 2<sup>nd</sup> phase of work to make the basement water tight. The long term goal is to make this into more office space, however the owner is preparing to resolve other pertinent issues first. Please contact me at your earliest convenience if you have any questions.

Regards,  
Nathan Edwards  
C – 207-615-5315



120 Thadeus St. Unit #3  
South Portland, ME 04106  
(207) 799-0970

## 19 West St. Portland, ME Basement Level Interior Non-Bearing Wall Demolition

### **Project Description:**

The scope of work is limited to demolition and removal of the lower level floor (basement) area only. This is phase 1 for the building owner's goal to occupy this space and the only scope of work involved with this requested permit. Currently the foundation has moisture intrusion issues and the space is not appropriate for use as an occupied space.

Crow's Nest PM Inc. has been tasked with removing all sheetrock, wall insulation, doors, door frames, bathroom fixtures, cabinets and metal / wood wall studs. ONLY non-bearing walls will be removed. The majority of drop ceiling tiles have already been removed by the owner. The existing ceiling grid will be removed and a small area of hard sheetrock ceiling at the entrance of the space would be removed as well. During all this work HEPA negative air fans will constantly keep the entire work area under negative air. Goal for completion of this project is slated for April 16, 2011.

Provided in the permit packet, is an asbestos evaluation that was completed on 12/15/2006 by McCarthy Environmental Services. This testing confirms that no asbestos was found in the wall material. However, no testing has been completed on the flooring material which consists of glue down carpet and VCT. We would like permission to move forward with the demolition work, with the understanding that we cannot remove any flooring material until it has been tested by an environmental services company and the documentation has been provided to the proper authorities for approval (Note: Northeast Test Laboratories, out of Westbrook, has already been notified to proceed with testing the flooring materials for asbestos).

Electrical: Wiring and material that directly impacts this lower level only will be removed by an electrician. Eger Electric, Inc. has already been notified and will be pulling a permit for this scope of work, once some of the walls are opened and we can evaluate the scope of work required.



Plumbing: The intention is to remove fixtures only. In the event that plumbing within a wall needs to be moved or changed, the city of Portland will be notified and Ciazio Plumbing, Inc. will be contacted to get a permit and complete this portion of work.

Sprinklers: The space is fully sprinkled. A sprinkler company has already been contacted to install protectors over the heads during construction, to minimize the chances of damage. As well, the sprinkler company found that some of the heads are out dated and are due to be updated. This will all occur before work begins.

Fire Alarm System: Protection Professionals has been consulted and a plan of action has been determined. It has been suggested that we remove the smoke detectors in the lower level only and install heat detectors during this phase of work. No shut downs of the sprinkler system or fire alarm system are intended to occur during this scope of work. When the work is completed, if necessary the smoke detectors could be put back into place if deemed necessary by the Portland Fire Department. This and all plans involving the scope of work, still need approval from the Portland Fire Prevention Officer.

HVAC: No changes in the mechanical system are involved with this scope of work.

Overview: The scope of this work at this time is limited to preparing the space for a 2<sup>nd</sup> phase of work to make the basement water tight. It is unknown as to when this will occur. Likely, sometime this summer. A separate permit will be required for any work above the demolition that has been proposed here. The long term goal is to make this into office space, however, the owner is preparing to resolve other pertinent issues first. Please contact me at your earliest convenience if you have any questions.

Regards,

Nathan Edwards  
C – 207-615-5315  
O – 207-799-0970



December 15, 2006

Bob Cloutier, Director  
Property Management  
Maine Medical Center  
22 Bramhall Street  
Portland, ME 04102

**RE: Telecommunications Evaluation/ 19 West Street**

Dear Bob:

On December 5, 2006 McCarthy Environmental Services conducted a non destructive renovation specific asbestos evaluation of the building located on 19 West Street in Portland, Maine. The sampling was conducted by Alex J. McCarthy, State of Maine, Department of Environmental Protection, Licensed Asbestos Inspector, and License Number AI-0172.

The intent of the evaluation conducted was to identify interior building material having greater than 1% asbestos which may be impacted during **telecommunication cable installation**. The following was noted:

- 1). building is constructed of brick and wood.*
- 2). mechanical system is insulated with fiberglass material.*
- 3). ceiling tile is a new material.*
- 4). walls consist of a sheetrock material with suspect joint compound.*
- 5). floor is covered with carpet and was not sampled ( minimal chance of impact).*

**Thirteen (13)** homogeneous bulk material samples were collected of suspect wall material.

The wall material was found to be **negative** for asbestos. Schneider Laboratory, Inc. analyzed the bulk samples in accordance with EPA standard protocols for asbestos identification using polarized light microscopy techniques. Their laboratory report is enclosed.

*Page Two  
Asbestos Evaluation  
19 West Street*

Enclosed, please find the **Analysis Report and the Chain of Custody** for your records.

If you have any questions, please do not hesitate to call me at (207) 293-4821.

Sincerely,

A handwritten signature in black ink that reads "Alex J. McCarthy". The signature is written in a cursive, flowing style.

Alex J. McCarthy  
President





### Schneider Laboratories, Inc.

2512 West Cary Street Richmond, Virginia 23220-5117  
804-353-8778 • 800-785-LABS (5227) • Fax 804-353-8928  
www.slabin.com e-mail: lab@slabin.com

Submitting Co. McCarthy Environmental Services  
RRI Box 345, Wingood Road  
Windsor, ME 04363

Lab Use - WOP  
1683-06-510

Project Name 19 West Street  
Project Location MMC  
Project Number 06162  
Purchase Order No. \_\_\_\_\_

Special Instructions [include requests for special reporting or data packages]  
RUSH - 2 HC

Acct # \_\_\_\_\_  
1683  
Phone # \_\_\_\_\_  
1-207-549-5529  
FAX # \_\_\_\_\_  
1-207-549-5601

<input type="checkbox"/> 6-8 hours* <u>RUSH</u>	All samples on form should be of <u>SAME</u> matrix type. Use additional forms as needed.	<input type="checkbox"/> Air	<input type="checkbox"/> Solid	<input type="checkbox"/> PCM (NIOSH 7400)	<input type="checkbox"/> PLM (EPA 600, 1993)	<input type="checkbox"/> Lead
<input type="checkbox"/> 24 hours* <u>ZNR</u>		<input type="checkbox"/> Aqueous	<input type="checkbox"/> Waste	<input type="checkbox"/> TEM (AHERA)	<input type="checkbox"/> PLM (EPA Point Count)	<input type="checkbox"/> RCRA Metal Profile
<input type="checkbox"/> 48 hours*	<input checked="" type="checkbox"/> Bulk	<input type="checkbox"/> Wastewater	<input type="checkbox"/> TEM (EPA Level II)	<input type="checkbox"/> PLM (Qualitative only)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> 72 hour*	<input type="checkbox"/> HI-Vol Filter (FM10)	<input type="checkbox"/> Water, Drinking	<input type="checkbox"/> _____	<input type="checkbox"/> NYELAP 198.11.4	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> STANDARD (5 days)	<input type="checkbox"/> HI-Vol Filter (TSP)	<input type="checkbox"/> Compliance	<input type="checkbox"/> Total Dust (NOISH 0500)	<input type="checkbox"/> CAELAP (EPA Interim)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> Standard Full TCLP (10d)	<input type="checkbox"/> Oil	<input type="checkbox"/> Wipe	<input type="checkbox"/> Resp. Dust (NOISH 0600)	<input type="checkbox"/> TEM (Chasfield)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> Weekend*	<input type="checkbox"/> Paint	<input type="checkbox"/> Wipe, Composite	<input type="checkbox"/> Silica - FTIR (NOISH 7500)	<input type="checkbox"/> _____	<input type="checkbox"/> TCLP / Lead	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> Sludge	<input type="checkbox"/> _____	<input type="checkbox"/> Silica - XRD (NOISH 7602)	<input type="checkbox"/> _____	<input type="checkbox"/> TCLP / RCRA Metals	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> Soil	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> TCLP / FULL (w/organics)	<input type="checkbox"/> _____

\* not available for all tests  
Schedule rush organics, multi metals & weekend tests in advance.

FOR ASBESTOS AIR:  
TYPE OF RESPIRATOR \_\_\_\_\_  
USED: \_\_\_\_\_

NOTE: All samples for organics should be kept at 4°C from collection until testing. Schedule rush analyses in advance. Indicate preservatives added & media type. Indicate analysis method for organics tests.

Sample #	Date Sampled	Time	Sample Identification (e.g. Employee, SSN, Bldg, Material)	Wiped Area (ft²)	Type¹	Time²		Flow Rate³		Total⁴ Air Vol	# con- tainers
						Start	Stop	Start	Stop		
162-1	12/5/06		Wall material, North wall, basement								
162-2	12/5/06		Wall material, West wall, basement								
162-3	12/5/06		Wall material, doorway, office, basement								
162-4	12/5/06		Wall material, North wall, office, basement								
162-5	12/5/06		Wall material, south wall, office, basement								
162-6	12/5/06		Wall material, south wall, office, basement								
162-7	12/5/06		Wall material, doorway, bathroom, basement								

¹Type: A = area B = blank C = excursion    ²Begin/End of Sample Period    ³Pump Calibration in Liters/Minute    ⁴Volume in Liters (time in minutes \* flow in Liters/minute)

Sampled by [NAME] Alex McLaughlin [SIGNATURE] Alex McLaughlin [DATE/TIME] 12/5/06 STATE where samples were collected: \_\_\_\_\_

Relinquished by [NAME] Alex McLaughlin [SIGNATURE] Alex McLaughlin [DATE/TIME] 12/5/06  Sample return requested

Received by [NAME] Fred [SIGNATURE] Fred [DATE/TIME] 12-6-06  Ambient temp  Cool pH [ ] Yes [ ] No

AB  UPS  USM  CL  LG  HD  DB [ ] Waybill# \_\_\_\_\_  R- [ ] Res. Cl [ ] Yes [ ] No

Unusual Sample Condition Noted: \_\_\_\_\_

857500507437



NORTHEAST TEST CONSULTANTS

# ASBESTOS MATERIALS INSPECTION

at

**BASEMENT AREA  
19 WEST STREET  
PORTLAND, MAINE**

NTC JOB #12495-2011

Prepared by:

**NORTHEAST TEST CONSULTANTS  
587 SPRING STREET  
WESTBROOK, ME 04092**

Prepared for:

*Mr. Nathan Edwards  
Crows Nest Property Management  
120 Thadeus Street  
South Portland, ME 04106*

**RECEIVED**

APR - 4 2011

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

March 29, 2011



## NORTHEAST TEST CONSULTANTS

March 29, 2011

Mr. Nathan Edwards  
Crows Nest Property Management  
120 Thadeus Street  
South Portland, ME 04106

RE: *Asbestos Materials Inspection*  
Basement Area Only  
19 West Street; Portland, Maine  
NTC Job #12495-2011

Dear Mr. Edwards:

*Northeast Test Consultants* has completed an **Asbestos Materials Inspection** for the Basement of the structure located at 19 West Street in Portland, Maine.

### PURPOSE

The purpose of this assessment was to characterize current environmental conditions at the location for the presence of asbestos containing materials associated with flooring systems only for renovation considerations.

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 March 23, 2011, a representative of *Northeast Test Consultants* was on-site at the subject property to perform survey & inspection work.

Rick Medlin, *ME DEP* Asbestos Inspector (License# AI-0523) performed the assessment and collection of bulk samples as needed during this activity.

The asbestos materials assessment consisted of visual evaluation and sample collection of suspect asbestos materials as encountered by the accredited and certified asbestos inspector.

The collection of suspect asbestos containing building materials was performed in accordance with the *State of Maine Department of Environmental Protection's Asbestos Management Regulations*, Chapter 425, Section 6, Inspection Requirements.

Analysis was performed in accordance with the *US Environmental Protection Agency's* Method, EPA 600/R93 - 116, Asbestos in Bulk Samples.

## **ASBESTOS INSPECTION & SAMPLING**

A walkthrough was performed in all accessible areas of the Basement area during this inspection and sampling was performed for all suspect asbestos containing materials as encountered to determine disposition of materials.

Bulk samples of suspect materials that were collected during this event consisted of the following:

- Floor Tiles* (3 types)
- Vinyl Flooring Strips* (1 type)
- Flooring Mastics* (2 types) [Note: yellow glues are not a suspect ACM]

A total of seventeen (17) samples were collected with 22 samples requiring analysis due to layering and/or negative results by sample groups. Sample groups of similar materials were only analyzed until positive, if applicable.

### **Asbestos containing materials were found as follows:**

- 12"x 12" Tan Floor Tile
- Black Floor Mastics

*Refer to the bulk material analysis data and marked drawings for asbestos containing materials identified during this inspection.*

### ***Explanation of Analysis Methods***

The collected samples were analyzed utilizing Polarized Light Microscopy (PLM) methods.

PLM is a US EPA accepted screening method for asbestos in bulks. This analytical method readily identifies asbestos content quantitatively in the type of matrixes present for the samples collected for this inspection. However, it fails in samples where asbestos fibers are fine or obscured by a tightly binding matrix system.

PLM methods are compiled from standard techniques used in mineralogy and standard laboratory procedures used for asbestos bulk sample analysis. These techniques have been successfully applied to the analysis of US EPA Bulk Sample Analysis Quality Assurance Program since 1982.

Some of the bulk samples analyzed did require assessment by *Point Counting* techniques, as the asbestos amounts detected were less than 10% by volume. The *Point Counting* technique produces very accurate quantitative data when the material is homogeneous and has a uniform thickness. Point Counting is recommended by the US EPA to determine the amount of asbestos in bulk samples, and is also recommended by the Asbestos Hazard Emergency Response Act (AHERA) regulations.

## RECOMMENDATIONS

The asbestos containing materials found at the site consist of *non-friable materials* in their present state.

*Friable* materials can be crumbled by hand pressure and readily release asbestos fibers when impacted. Comparatively, *non-friable* materials do not crumble under hand pressure and do not readily release asbestos fibers to the surrounding atmosphere.

Materials containing greater than 1% of asbestos are a regulated material under the requirements of OSHA 29 CFR 1910.1001 and 29 CFR 1926.1101, US EPA, and ME DEP.

All work operations which would impact asbestos containing materials would need to be in compliance with the asbestos regulations as set forth in both *OSHA* 29 CFR Part 1926.1101; US EPA Title 40 – CFR, Part 61 NESHAP, Subparts A and M (General Provisions and Asbestos Standards, respectively); & *State of Maine* DEP Regulations, Chapter 425, effective 5-29-2004.

Any removal and/or clean up of the identified asbestos containing materials would need to be performed by properly trained and licensed companies and workers.

Asbestos containing **Floor Tile** materials identified, if removed, need to be performed utilizing proper engineering controls for the type of impact chosen and be performed by properly licensed companies with appropriately trained and certified personnel and be properly packaged and disposed of as asbestos waste in accordance with US EPA and Maine DEP regulatory requirements.

**Flooring Mastics** are a unique material as actual impact method determines how the ME DEP regulations for abatement apply. In either case, asbestos floor mastics **are always** subject to OSHA regulations for impact and US EPA regulations, as well as ME DEP statutes, for disposal. *This would also include non-asbestos floor tile with adhered asbestos mastics.*





## NORTHEAST TEST CONSULTANTS

March 29, 2011

Mr. Nathan Edwards  
Crows Nest Property Management  
120 Thadeus Street  
South Portland, ME 04106

RE: *Asbestos Materials Inspection*  
Basement Area Only  
19 West Street; Portland, Maine  
NTC Job #12495-2011

Dear Mr. Edwards:

Please find enclosed the analysis results for the bulk samples collected on March 23, 2011.

Analysis for the asbestos type and approximate percentage by volume was performed by Optical Microscopy at 100 X magnification utilizing Polarized Light Microscopy (PLM) and dispersion staining techniques.

Should you need any assistance or have any questions regarding the analysis results, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Beilard", is written over a horizontal line. The signature is stylized and somewhat cursive.

John M. Beilard, RIHT  
Operations Manager

Attachments

**ASBESTOS BULK RESULTS**

Sample Date: 3/23/2011  
 NTC Job # 12495-2011

Client: Crows Nest Property Management  
120 Thadeus Street; Unit #3  
South Portland, Maine 04106

Location: 19 West Street  
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-1a	B- 1082002a	Basement, Front Bathroom; 12"X12" White <b>Floor Tile</b> with black streaks	None Detected	None Detected	100%
B-1b	B- 1082002b	Basement, Front Bathroom; Tan <b>Mastic</b> under 12"X12" White Floor Tile with black streaks	None Detected	None Detected	100%
B-2a	B- 1082003a	Basement, Front Right Exam Room; 12"X12" White <b>Floor Tile</b> with black streaks	None Detected	None Detected	100%
B-2b	B- 1082003b	Basement, Front Right Exam Room; Tan <b>Mastic</b> under 12"X12" White Floor Tile with black streaks	None Detected	None Detected	100%
B-2c	B- 1082003c	Basement, Front Right Exam Room; Black <b>Mastic</b> under 12"X12" White Floor Tile with black streaks	<b>PC 3.4% Chrysotile</b>	None Detected	PC 96.6%
B-3a	B- 1082004a	Basement, Back Left Exam Room; 12"X12" White <b>Floor Tile</b> with black streaks	None Detected	None Detected	100%
B-3b	B- 1082004b	Basement, Back Left Exam Room; Tan <b>Mastic</b> under 12"X12" White Floor Tile with black streaks	None Detected	None Detected	100%
B-3c	B- 1082004c	Basement, Back Left Exam Room; Black <b>Mastic</b> under 12"X12" White Floor Tile with black streaks	<i>Sample Not Analyzed; Same as B-2c</i>		
B-4a	B- 1082005a	Basement, Back Center Exam Room; 12"X12" Light Brown <b>Floor Tile</b>	None Detected	None Detected	100%
B-4b	B- 1082005b	Basement, Back Center Exam Room; Tan <b>Mastic</b> under 12"X12" Light Brown Floor Tile	None Detected	None Detected	100%
B-5a	B- 1082006a	Basement, Back Left Exam Room; 12"X12" Light Brown <b>Floor Tile</b>	None Detected	None Detected	100%

Laboratory: I.A.T.L (NVLAP # 101165-0)  
 Analytical Method: EPA 600/R-93/116

Sampled by: Richard Medlin  
 Approved by: Stephen R. Broadhead  
 Initial *SRB*  
 Page 1

**ASBESTOS BULK RESULTS**

Sample Date: 3/23/2011  
 NTC Job # 12495-2011

Client: Crows Nest Property Management  
120 Thadeus Street; Unit #3  
South Portland, Maine 04106

Location: 19 West Street  
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-5b	B- 1082006b	Basement, Back Left Exam Room; Black <b>Mastic</b> under 12"X12" Light Brown Floor Tile	<b>PC 3.2% Chrysotile</b>	None Detected	PC 96.8%
B-6a	B- 1082007a	Basement, Front Left Bathroom; 12"X12" Light Brown <b>Floor Tile</b>	None Detected	None Detected	100%
B-6b	B- 1082007b	Basement, Front Left Bathroom; Tan <b>Mastic</b> under 12"X12" Light Brown Floor Tile	None Detected	None Detected	100%
B-7a	B- 1082008a	Basement, Utility Closet; 12"X12" Tan <b>Floor Tile</b>	<b>PC 4.8% Chrysotile</b>	None Detected	PC 95.2%
B-7b	B- 1082008b	Basement, Utility Closet; Black <b>Mastic</b> under 12"X12" Tan Floor Tile	<b>PC 3.1% Chrysotile</b>	None Detected	PC 96.9%
B-8a	B- 1082009a	Basement, Utility Closet; 12"X12" Tan <b>Floor Tile</b>	<i>Sample Not Analyzed; Same as B-7a</i>		
B-8b	B- 1082009b	Basement, Utility Closet; Black <b>Mastic</b> under 12"X12" Tan Floor Tile	<i>Sample Not Analyzed; Same as B-7b</i>		
B-9a	B- 1082010a	Basement, Front Left Bathroom; 12"X12" Tan <b>Floor Tile</b>	<i>Sample Not Analyzed; Same as B-7a</i>		
B-9b	B- 1082010b	Basement, Front Left Bathroom, Black <b>Mastic</b> under 12"X12" Tan Floor Tile	<i>Sample Not Analyzed; Same as B-7b</i>		
B-10a	B- 1082011a	Basement, Back Center Exam Room; 1" Strips of Dark Blue <b>Floor Covering</b>	None Detected	None Detected	100%
B-10b	B- 1082011b	Basement, Back Center Exam Room; Off-White <b>Leveling Compound</b> under Dark Blue Strips	None Detected	None Detected	100%

Sampled by: Richard Medlin  
 Approved by: Stephen R. Broadhead  
 Initial *[Signature]*  
 Page 2

Laboratory: I.A.T.L (NVLAP # 101165-0)  
 Analytical Method: EPA 600/R-93/116

**ASBESTOS BULK RESULTS**

Sample Date: 3/23/2011  
 NTC Job # 12495-2011

Client: Crows Nest Property Management  
120 Thadeus Street; Unit #3  
South Portland, Maine 04106


Location: 19 West Street  
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-11a	B- 1082012a	Basement, Back Center Exam Room; 1" Strips of Dark Blue <b>Floor Covering</b>	None Detected	None Detected	100%
B-11b	B- 1082012b	Basement, Back Center Exam Room; Tan <b>Mastic</b> under Dark Blue Strips	None Detected	None Detected	100%
B-12a	B- 1082013a	Basement, Back Center Exam Room; 1" Strips of Dark Blue <b>Floor Covering</b>	None Detected	None Detected	100%
B-12b	B- 1082013b	Basement, Back Center Exam Room; Black <b>Mastic</b> under Dark Blue Strips	<b>PC 3.1% Chrysotile</b>	None Detected	PC 96.9%
B-13	B- 1082014	Basement, Right Side Exam Room; Black <b>Mastic</b>	<b>PC 4.2% Chrysotile</b>	None Detected	PC 95.8%
B-14	B- 1082015	Basement, Back Center Exam Room; Black <b>Mastic</b>	<i>Sample Not Analyzed; Same as B-13</i>		
B-15	B- 1082016	Basement, Bi-Fold Closet; Black <b>Mastic</b>	<i>Sample Not Analyzed; Same as B-13</i>		
B-16	B- 1082017	Basement, Back Left Tiled Exam Room; Black <b>Mastic</b>	<i>Sample Not Analyzed; Same as B-13</i>		
B-17	B- 1082018	Basement, Utility Closet; Black <b>Mastic</b>	<i>Sample Not Analyzed; Same as B-13</i>		

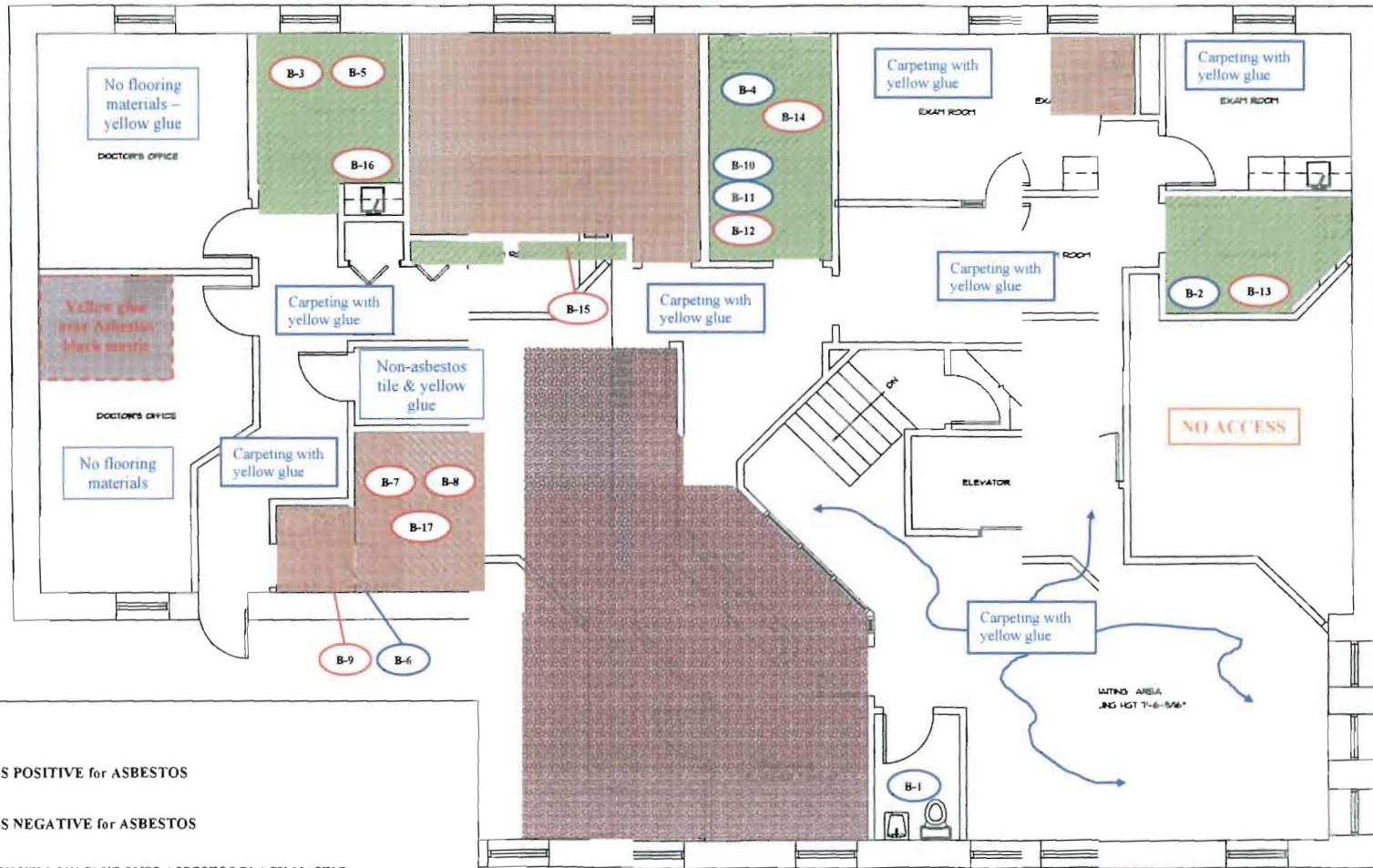
Laboratory: I.A.T.L (NVLAP # 101165-0)  
 Analytical Method: EPA 600/R-93/116

Sampled by: Richard Medlin  
 Approved by: Stephen R. Broadhead

Initial   
 Page 3

# ASBESTOS MATERIALS SURVEY

## Basement Areas – 19 West Street; Portland, Maine



**KEY:**

- B- BULK SAMPLES POSITIVE for ASBESTOS
- B- BULK SAMPLES NEGATIVE for ASBESTOS
- CARPETING WITH YELLOW GLUE OVER ASBESTOS BLACK MASTIC
- TAN GLUE OVER ASBESTOS BLACK MASTIC
- ASBESTOS BLACK MASTIC under NON-ASBESTOS TILE /VINYL FLOOR STRIPS/CARPET
- ASBESTOS FLOOR TILE & BLACK MASTIC



NORTHEAST TEST CONSULTANTS

NTC JOB #12495-2011

DRAWING DATE: 3-29-2011  
JMB

DRAWING NOT TO SCALE