

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 090763

Please Read Application And Notes, If Any, Attached

This is to certify that Dang Thanh Mon Thi /Steven Bucholz

has permission to demolish and rebuild 20' x 32' detached garage

AT 101 Gilman St CBL 065 E012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name
CITY OF PORTLAND

PERMIT ISSUED
JUL 23 2009

Thomas H. Markey 7/28/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Demolition of a Structure 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>101 Gilman St. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>6400</u>	Square Footage of Lot:	
Tax Assessor's Chart, Block & Lot: Chart# <u>65</u> Block# <u>E</u> Lot# <u>012</u>	Owner: <u>Mon Dang</u>	Telephone: <u>7720213</u> 72613
Lessee/Buyer's Name (If Applicable) <u>JUL 21 2009</u> RECEIVED	Applicant name, address & telephone: <u>Steven Buchholz</u> <u>289 Greeley Rd. Cumberland</u> <u>207 - 671 7752</u>	Cost Of Work: \$ <u>21,000.00</u> <u>3,500.00</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Single Family</u> If vacant, what was the previous use? <u>Garage</u> How long has it been vacant? _____ Project description: <u>Demolish & remove existing garage +</u> <u>Build new!</u>		
Contractor's name, address & telephone: <u>Steven Buchholz 389 Greeley Rd</u> <u>Cumberland, Me 04021 207-671-7752</u>		
Who should we contact when the permit is ready: <u>Steven Buchholz</u> Mailing address: <u>P.O. Box 364</u> Telephone: <u>same - 671 7752</u> <u>Cumberland, Me. 04021</u>		

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

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

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

Signature of applicant: [Signature]

Date: 6-24-09

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0763	Issue Date:	CBL: 065 E012001
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Location of Construction: 101 Gilman St	Owner Name: Dang Thanh Mon Thi	Owner Address: 101 Gilman St	Phone:
Business Name:	Contractor Name: Steven Bucholz	Contractor Address: 389 Greely Road Cumberland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-6

Past Use: single family	Proposed Use: single family - demolish and rebuild 20' x 32' detached garage	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: demolish and rebuild 20' x 32' detached garage	Signature:	Signature: <i>dm</i> 7/28/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: tmm	Date Applied For: 07/28/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 7/23/09 <i>ABN</i>	Date:	Date: <i>ABN</i>



CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers - *AFTER Demo*

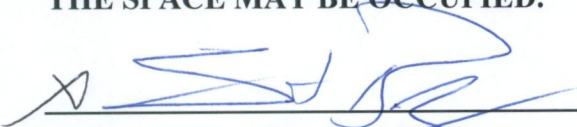
 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

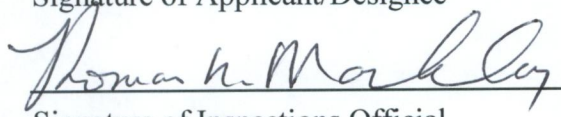
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

7/29/09

Date



Signature of Inspections Official

7/28/09

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0763	Date Applied For: 07/22/2009	CBL: 065 E012001
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Location of Construction: 101 Gilman St	Owner Name: Dang Thanh Mon Thi	Owner Address: 101 Gilman St	Phone:
Business Name:	Contractor Name: Steven Bucholz	Contractor Address: 389 Greely Road Cumberland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: single family - demolish and rebuild 20' x 32' detached garage	Proposed Project Description: demolish and rebuild 20' x 32' detached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/23/2009

Note: Garage was built around 1900. Permit in 1993 to repair/rebuild the garage. The footprint on the permit said **Ok to Issue:**
20' x 34'. This proposed rebuild is 30' x 32' which would make it less nonconforming.

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/28/2009

Note: **Ok to Issue:**

- 1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.
- 2) Fastener schedule per the IRC 2003
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

7/23/2009-amachado: Gave permit to front staff (Jon) to schedule predemolition inspection.

7/28/2009-tm: Mike Collins did pre-demo 7-28-09



Demolition Call List & Requirements

Site Address: 101 Gilman St.

Owner: Mon Dang

Structure Type: Wood Frame - Garage

Contractor: Steven A. Buchholz Conrto Inc

Utility Approvals	Number	Contact Name/Date
Fairport <u>BTT</u> Central Maine Power	1-800-750-4000	✓ Dig Safe
Northern Utilities	797-8002 ext 6241	✓ Dig Safe
Portland Water District	761-8310	✓ Dig Safe
Dig Safe <u>20093003049 #</u> <u>canh</u>	1-888-344-7233	Carol <u>7/20/09</u> <u>After 8:30 Friday</u>
<u>(Time waiver)</u> After calling Dig Safe, you must wait 72 business hours before digging can begin.		
<u>(ASPT)</u> <u>(Fairport)</u> DPW/ Traffic Division (L. Cote)	874-8891	Lucie ✓ <u>7/20/09</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	Carol/Matt (O.K) <u>7/20/09</u>
Historic Preservation	874-8726	
Fire Dispatcher	874-8576	Brad Williams <u>7/19/09</u>
DEP - Environmental (Augusta)	287-2651	Sandy - <u>7/20/09</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) ~~Certification from an asbestos abatement company~~

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region 1 (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 6.24.09.






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

Dear Mr. + Mrs.

I am removing and replacing a 20' x 30' 3 car garage for Mon Dang at 101 Gilman St. Portland. The site will be cleared of all debris and built new on same footprint.

Sincerely,

President.
Steven A. Buchholz Construction, Inc.

Parcel ID	Name and Mailing Address	Property Location	Land Use
065 E001001 CARD 1	KINSMAN BETH ANN & WILLIAM D JTS 278 PARK AVE # 1 PORTLAND ME 04102	278 PARK AVE	FIVE TO TEN FAMILY
065 E002001 CARD 1	GALAPAGOS PROPERTIES LLC 68 WOLCOTT ST PORTLAND ME 04102	274 PARK AVE	FIVE TO TEN FAMILY
065 E003001 CARD 1	SHERIFF MORRIS ANDREW & DAVID A SHERIFF 1290 WOODBURY AVE PORTSMOUTH NH 03801	113 GILMAN ST	FIVE TO TEN FAMILY
065 E004001 CARD 1	TRUCHOICE FEDERAL CREDIT UNION PO BOX 10659 PORTLAND ME 04104	270 PARK AVE	OFFICE & BUSINESS SERVICE
065 E006001 CARD 1	RAHEM LLC PO BOX 6149 FALMOUTH ME 04105	109 GILMAN ST	FIVE TO TEN FAMILY
 065 E007001 CARD 1	RAHEM LLC PO BOX 6149 FALMOUTH ME 04105	105 GILMAN ST ✓	FIVE TO TEN FAMILY
065 E012001 CARD 1	DANG THANH MON THI 101 GILMAN ST PORTLAND ME 04101	101 GILMAN ST	SINGLE FAMILY
 065 E013001 CARD 1	KILMARTIN JAMES P KW VET & KATHERINE B JTS 32 FOREST ST PORTLAND ME 04102	32 FOREST ST ✓	SINGLE FAMILY
 065 E015001 CARD 1	SITEMAN RICHARD & LORAIN A LOWELL JTS 28 FOREST ST PORTLAND ME 04102	28 FOREST ST ✓	SINGLE FAMILY
 065 E016001 CARD 1	NEDELJKOVIC ALEKSDANDAR & BILJANA NEDELJKOVIC JTS 155 MILTON ST PORTLAND ME 04103	95 GILMAN ST ✓	TWO FAMILY
 065 E017001	CAREY MEGHAN	24 FOREST ST ✓	SINGLE

CARD 1	24 FOREST ST PORTLAND ME 04102		FAMILY
065 E018001 CARD 1	CLOUTIER ANN K & PAUL J JTS 14 WHITEHALL AVE SOUTH PORTLAND ME 04106	93 GILMAN ST	TWO FAMILY
065 E019001 CARD 1	EAST END DEVELOPMENT LLC PO BOX 10291 PORTLAND ME 04104	22 FOREST ST	PARKING LOTS
065 E020001 CARD 1	CHEN HSUEH-CHEN 89 GILMAN ST PORTLAND ME 04102	89 GILMAN ST	TWO FAMILY
065 E021001 CARD 1	EAST END DEVELOPMENT LLC 415 CONGRESS ST PORTLAND ME 04101	18 FOREST ST	VACANT LAND
065 E022001 CARD 1	EAST END CORP ONE CANAL PLAZA PORTLAND ME 04112	85 GILMAN ST	PARKING LOTS
065 E023001 CARD 1	EAST END CORP ONE CANAL PLAZA PORTLAND ME 04112	14 FOREST ST	PARKING LOTS
065 E024001 CARD 1	EAST END CORP ONE CANAL PLAZA PORTLAND ME 04112	81 GILMAN ST	PARKING LOTS
065 E025001 CARD 1	EAST END CORP ONE CANAL PLAZA PORTLAND ME 04112	12 FOREST ST	ELEVEN TO TWENTY FAMILY
065 E028001 CARD 1	EAST END CORP 773 CONGRESS ST PORTLAND ME 04102	919 CONGRESS ST	RETAIL & PERSONAL SERVICE
065 E030001 CARD 1	EAST END HOLDINGS LLC PO BOX 10291 PORTLAND ME 04104	909 CONGRESS ST	PARKING LOTS
065 E032001 CARD 1	EAST END CORP ONE CANAL PLAZA PORTLAND ME 04112	85 GILMAN ST	PARKING LOTS

New Search!

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Old Port Title Co.

Family Bank FSB and its Title Insurer

The monumentation is **not** in harmony with current deed description.

The building setbacks are **not** in conformity with town zoning requirements. "Grandfathered"

The dwelling does not **appear** to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

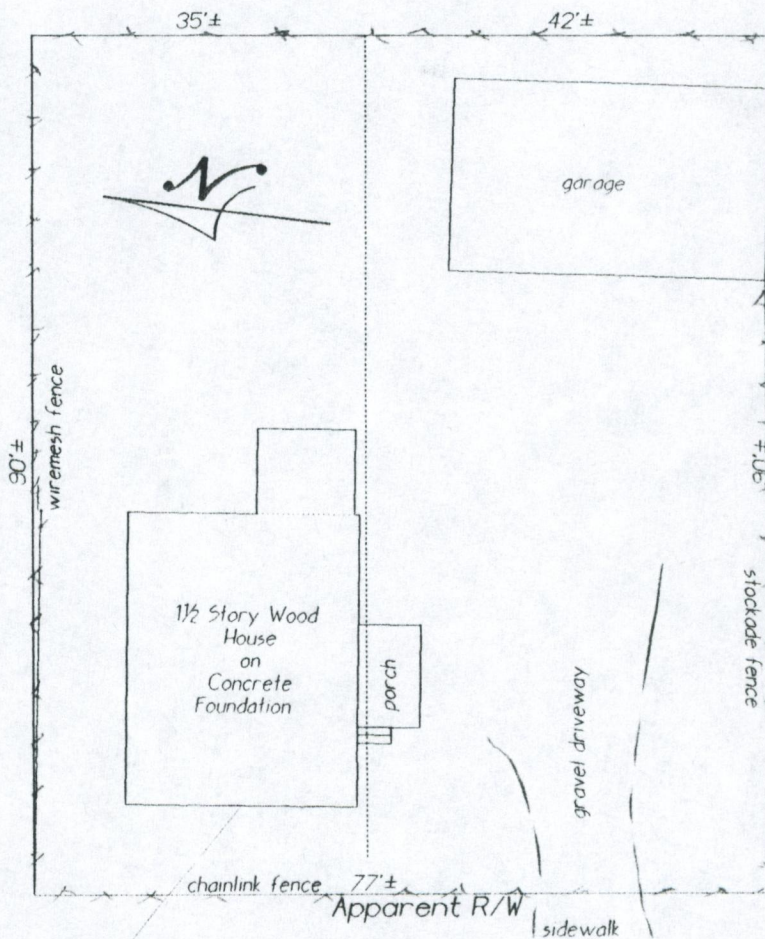
The land does not **appear** to fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B.

101 Gilman Street
Portland, Maine

Job Number: 299-33 R
Inspection Date: 05-24-99

Scale: 1" = 20'

BUYER: Thanh-Van Nguyen &
Thanhman-Thi Dang
SELLER: Nhi T. Nguyen



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN.

THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK _____ PAGE _____ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: BRB



Demolitions and ~~Asbestos~~

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons, who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.*

The following check-off list can be used.

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
- D) _____ Municipality faxed (or Mailed) BDF Form to DEP at 287-7826

3) What Are The Rules?

Simply stated state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form has two parts which need to be filled out by the applicant. The first section of the Form, Pre-Demolition Building Inspection.

Portland (Southern Maine Regional Office): 207-822-6300; 888-769-1036
Maine Department of Environmental Protection



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ July 21 20 09 _____

Received from Steven A. Benoit Construction Co.

Location of Work 101 GILMAN

Cost of Construction \$ 3,000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other Demo

CBL: 005-E-012

Check #: 3092 **Total Collected \$** 6000

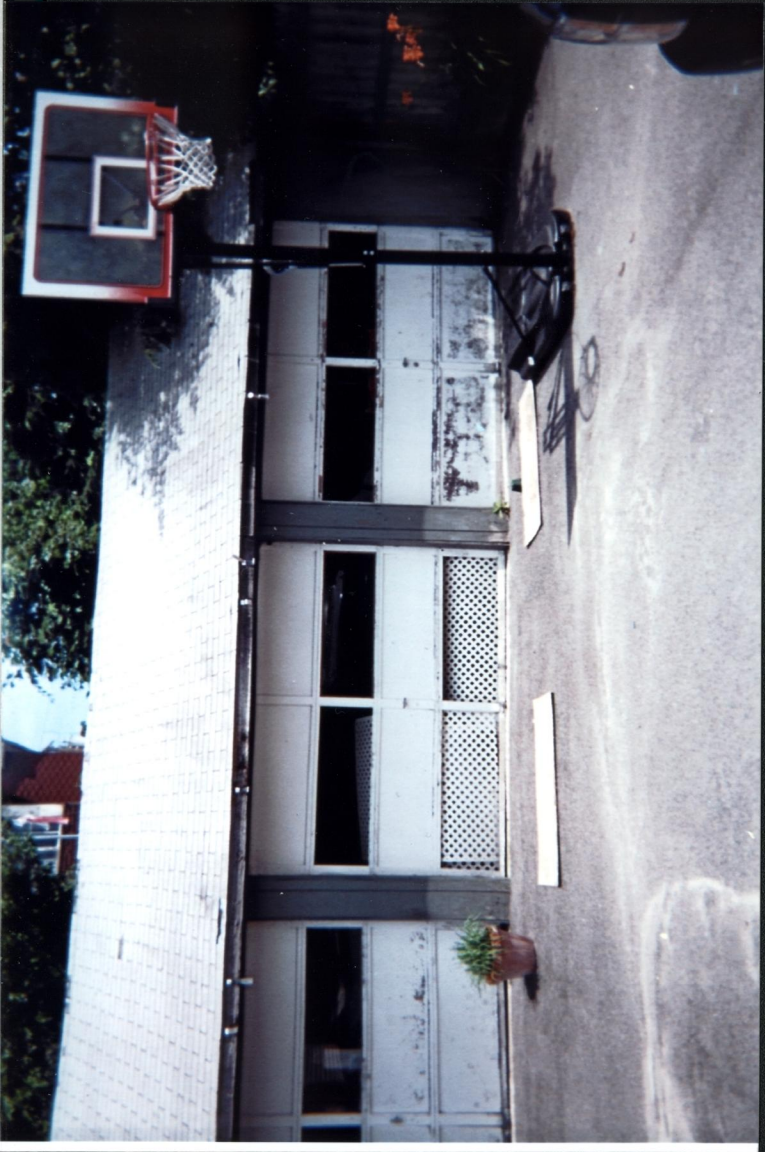
**No work is to be started until permit issued.
Please keep original receipt for your records.**

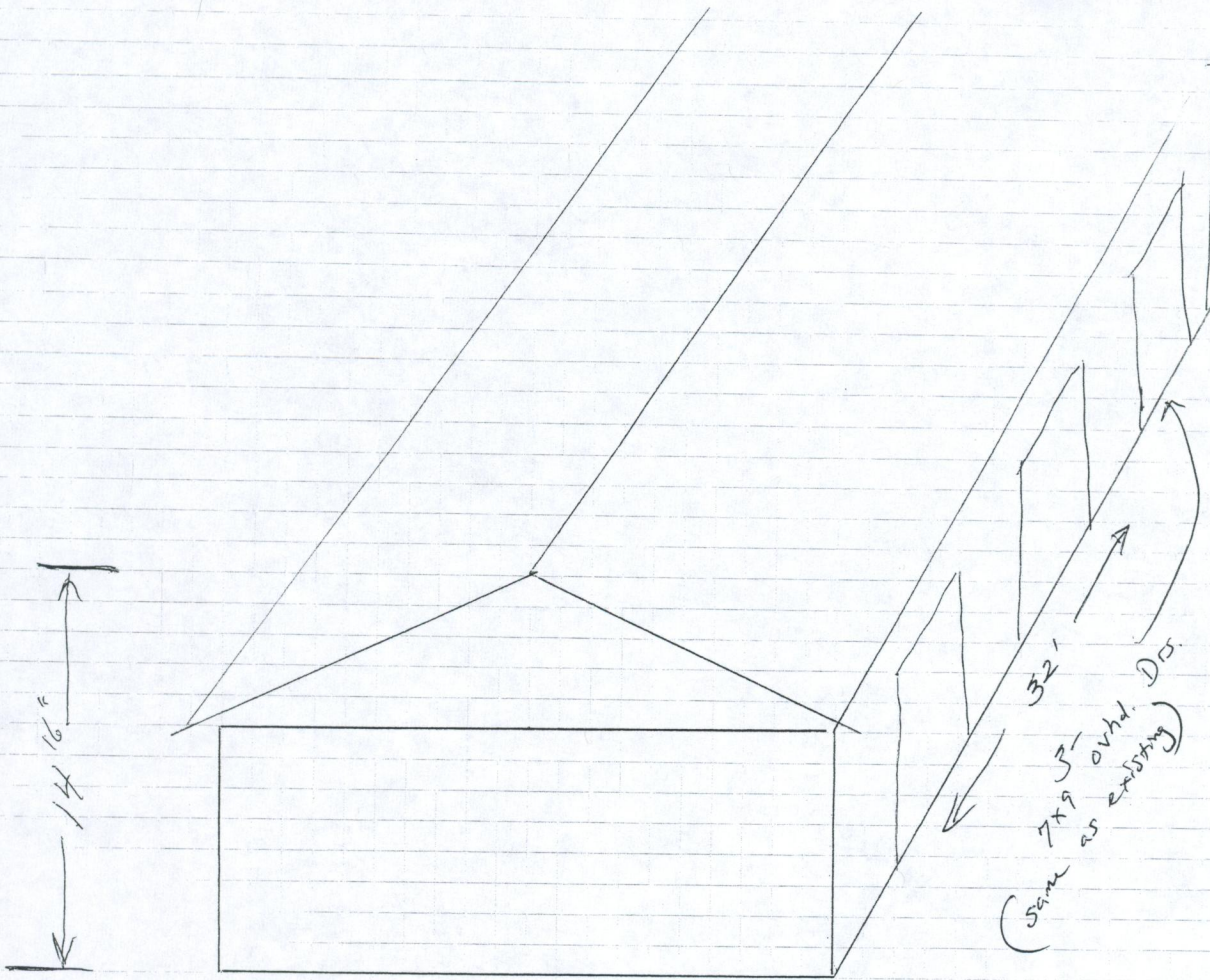
Taken by: LMD

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy









101 Gilman St, Portland

6/12 Roof Pitch

Asphalt roof shingles

5/8" Plywood sheathing w/ clips

Engineered roof trusses 3' o.c.

2 (2x6) Headers

2x4 exterior walls -
o.s.B plywood -
vinyl siding -

20'

1 - Entry door

existing concrete slab

