

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

Location of Construction: 18-20 Forest St.		Owner: Clare B. Knight		Phone:		Permit No: 971123	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Building Material Recyclers		Address: 85 Revere St., Portland 04103		Phone: 775-3424		Permit Issued: OCT 16 1997	
Past Use: 2 fam dwelling		Proposed Use:		COST OF WORK: \$ 6,000.00		PERMIT FEE: \$50.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: DEMOLITION		Signature:		Signature: <i>[Signature]</i>		Zone: <u>R-8</u> CBL: 065-E-021	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>ms</i> <input type="checkbox"/> Wetland <i>10/14/97</i> <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: Vicki Dover		Date Applied For: October 7, 1997		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..

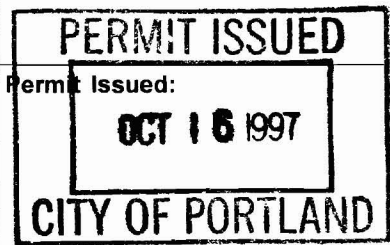
Call Tom Doyle for P/U 775-3424

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]
SIGNATURE OF APPLICANT Tom Doyle ADDRESS: DATE: 10/7/97 PHONE: 775-3424
Building Material Recyclers

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:



ok with conditions
Special Zone or Reviews:
 Shoreland *ms*
 Wetland *10/14/97*
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: 10/9/97
[Signature]

CEO DISTRICT 4
A Simpson

COMMENTS

Demo Started 12-1-97
Basement Demo Started 12-15-97
2-6-98 - Some debris left on site
3-23-98 Done

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

LAND USE - ZONING REPORT

ADDRESS: 18-20 Forest Street DATE: 10/14/97

REASON FOR PERMIT: Demolish Structure (2 family)

BUILDING OWNER: Clare B. Knight C-B-L: 65-E-21

PERMIT APPLICANT: Tom Doyle

APPROVED: with conditions DENIED: _____

#9

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 garage 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 and/or garage.

9. Other requirements of condition The use of this land shall remain vacant, it shall be loamed & seeded. To change the use from vacant to any other use including parking lot, or new structure shall require a separate application for review.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

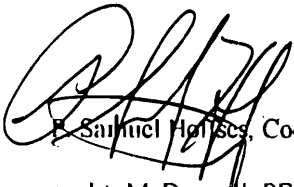
DATE: 15 OCT 97 ADDRESS: 18-20 Forest St
REASON FOR PERMIT: raze building
BUILDING OWNER: C. Lane B. Knight
CONTRACTOR: Building Material Recyclers
PERMIT APPLICANT: Tom Doyle APPROVAL: X/ *30 *3/ ~~DELETED~~
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- X 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. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
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".)
9. Headroom in habitable space is a minimum of 7'6".
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

- 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.
- 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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. Please read and implement attached Land Use - Zoning Report
- *31. Closed sewer permit MUST be obtained and ^{builder} sewer closed before work begins.
- 32. _____
- 33. _____
- 34. _____



Samuel Holmes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schumackal

City of Portland
Inspection Services Division
Demolition Call List

Site Address: Portland, ME Owner: Clare Knight
Structure Type: Family Unit Contractor: BUILDING MATERIAL RECYCLERS, Inc

UTILITY AGENCIES	NUMBER	CONTACT NAME/DATE
Central Maine Power	1-800-753-4000	Sharon / Sept. 22, 1997
NORSEAN ALL ATLANTIC	878-7000	Patty Libby X7019 / Sept. 22, 1997
Northern Utilities	1-800-550-2400	Lynn X5422 / Sept. 22, 1997
Portland Water District	751-8310	Dave / Sept. 29, 1997
Public Cable Co.	775 340 X351	Branda / Oct. 30, 1997
Dig Safe**	1-888-744-7233	Carla / Sept. 22, 1997

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

CITY APPROVALS	NUMBER	CONTACT NAME/DATE
DPW/Sewer Division (J DiPaolo)	874-8300 X8467	Carl Merritt / Oct. 30, 1997
DPW/Traffic Division (K. Doughty)	874-8300 X8437	Luce Cole / Sept. 30, 1997
DPW/Forestry Division (J. Tarling)	874-8300 X8389	Jeff Tarling / Oct. 1, 1997
DPW/Sealed Drain Permit (C. Merritt)	874-8300 X8822	Carl Merritt / Oct. 30, 1997
Building Inspections (Insp. Department)	874-8300 X8763	[Signature] / [Date]
Historic Preservation	874-8300 X8726	[Signature] / [Date]
Fire Dispatcher	874-8300 X8676	[Signature] / [Date]

Written Notice to Adjoining Owners

ASBESTOS	NUMBER	CONTACT NAME/DATE
DEP - Environmental (Augusta)	287-2600 (Ed Amis)	ANK per AnFe 9/30/97 - [Date]

U.S. EPA Region I - No photos required. Has mail copy of State and Nation to Demolition Clerk
U.S. EPA Region I (SUA)
100 Federal Building
Boston, MA 02111

I have contacted all of the agencies/departments as indicated above.

SIGNED: _____ DATE: _____

3rd floor City Hall

PHOTOS: 2 SHOTS

175 @ \$1000 additional \$1000.

FROM : FREEPORT HS

PHONE NO. : 2078652900

Sep. 24 1997 03:37PM P1

FROM : BUILDING MATERIAL RECYCLERS

PHONE NO. : 207 775 3434

Sep. 22 1997 02:52PM P1

BUILDING MATERIAL RECYCLERS, INC.

September 22, 1997

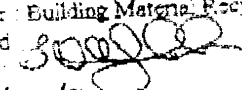
CONTRACT AGREEMENT


To: Sylvia Norton
7 Fox Run Road
Alma, Vt, 05410

Job Specifications:

Provide labor and equipment to perform the following work in accordance with the demolition of 20 Forest Street, Poland, Maine.
DEMOLITION: Remove and dismantle building structure including chimney to the foundation. Backfill of foundation and any service connections are not included in the contract price. The cost of dumpster fees and rental will be charged at the actual costs incurred during the demolition process. The dumpster charges are not included in this Contract Agreement.

For the sum of \$ Six thousand dollars and no/100 (\$5000.00)

Contractor: Building Material Recyclers, Inc.
Authorized Signature: 
Date: 9/22/97

Owner: Clare Knight
Authorized Signature: 
Date: 9/25/97

