

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: H009001
PERMIT ISSUED
JUN 10 2005
CITY OF PORTLAND

This is to certify that MMC REALTY CORP /William Berry Inc.
has permission to Demolition of structure
AT 261 VALLEY ST

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 leased or closed-in. **HEAR 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. Lt. Corey Carr 6-2-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 6/10/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0687	Date Applied For: 06/02/2005	CBL: 065 H009001
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Location of Construction: 261 VALLEY ST	Owner Name: MMC REALTY CORP	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: William Berry & Sons, Inc.	Contractor Address: 99 Conifer Hill Drive Danvers	Phone (203) 223-6026
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Vacant Land for new space for MMC/ Demolition of structure	Proposed Project Description: Demolition of structure
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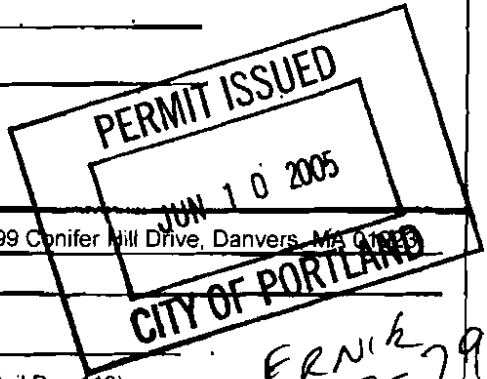
Dept: Zoning	Status: Pending	Reviewer:	Approval Date:	Note:	Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 06/10/2005	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 06/02/2005	Note: 1) Maintain access to area fire hydrants at all times 2) Maintain access for fire apperatiuous at all times	Ok to Issue: <input checked="" type="checkbox"/>

Dept: Fire	Status:	Reviewer:	Approval Date:	Note:	Ok to Issue: <input type="checkbox"/>
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All Purpose Building Permit Application for Demolition of A Structure

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: 261 Valley Street, Portland, ME		
Total Square Footage of Proposed Structure 5371 SF	Square Footage of Lot 9583 SF	
Tax Assessor's Chart, Block & Lot Chart# 65 Block# .H Lot# 9	Owner: Maine Medical Center 22 Bramhall Street Portland, ME 04102	Telephone: 207.662.2013
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Henry Dunn 22 Bramhall Street Portland, ME 04102 207.662.2013	Cost Of Work: \$ _____ Fee: \$ _____
Current use: _____		
If the location is currently vacant, what was prior use: <u>Club House</u>		
Approximately how long has it been vacant: <u>2 or more Years</u>		
Project description: <u>Demolition of existing Structures</u>		
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>William A. Berry & Son, Inc., 99 Conifer Hill Drive, Danvers, MA 01923</u> Phone: <u>978.774.1057</u>		
Whom should we contact when the permit is ready: <u>Jason Lansberry</u>		
Mailing address: <u>William A. Berry & Son, Inc., c/o Maine Medical Center (Mail Box 113), 22 Bramhall Street, Portland, ME 04102-3175</u> Phone: <u>207.662.2026</u>		



ERNIK
617-799-1170

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:	Date:
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 261 Valley Street

Owner: Maine Medical Center

Structure Type: Club House

Contractor: William A. Berry & Son, Inc.

UTILITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

Central Maine Power 1-800-750-4000
Verizon 1-800-941-9900
Northern Utilities 797-8002 ext 6241
Portland Water District 761-8310
Time Warner Cable Co. 253-2222
Dig Safe *** 1-888-344-7233

CLARA CRABTREE - 3/29/05 (SITE WALK)
CAROL MAC DONALD / 4/15/05 (MTG.)
PICK BELLE MARE - 4/1/05 MTG.
FRANK MEADER - 5/12/05 MTG.
GLENN RAYMOND - 3/29/05 (PHONE)
TICKET # 20031507323 4/6/05

***(After Call, There is a wait of 72 Business Hours before digging can begin)

CITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

DPW/ Traffic Division 874-8891
DPW/ Forestry Division 874-2269 **8793**
DPW/ Sealed Drain Permit 874-8822
Building Inspections (Insp. Req'd.) 874-8703
Historic Preservation 874-8726
Fire Dispatcher 874-8576
DEP - Environmental (Augusta) 287-2651

(L. Cote) 5/24/05 & 6/1/05
(J. Tarling) 6/1/05
(C. Merritt) 6/1/05
MIKE NEWMY 5/26/05
DEB ANDREWS 6/1/05
JESSE BELL 6/1/05
SANDY 6/1/05

U.S. EPA Region I - 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

ADDITIONAL REQUIREMENTS:

- 1) **Written Notice to Adjoining Owners:** Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. **Provide a list of those notified and a copy of the notification sent with your completed application.**
- 2) **A Photo of the Structure(s) to be demolished must be submitted with your application.**
- 3) **Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.**

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

Signed: _____

Date: _____

Request Number	20051507323	Date	04/06/2005	Time	14:29:37
Start Date	04/25/2005	Start Time	07:00		
Location Info.	MAINE	PORTLAND	261 VALLEY ST		
Member Utility List					
Code	Abbreviation	Name			
AB	AT&T	AMERICAN TELEPHONE & TELEGRAPH			
MA	VERIZN	VERIZON			
ML	MCI	MCI			
MN	N.UTIL	NORTHERN UTILITIES - ME			
MR	CENPOW	CENTRAL MAINE POWER COMPANY			
PC	TIMCAB	TIME WARNER CABLE - NE DIVISION			
PD	PRTWAT	PORTLAND WATER DISTRICT			
PR	CTYPOR	PORTLAND WASTEWATER & SEWER			
ON	ONTARG	ON TARGET LOCATING			
RJ	VERIZN	VERIZON			

- There may be non member utilities in the area that you need to notify.
- Electric and other companies may not mark lines they don't own or maintain. You may want to contact them for more information.
- The excavator is responsible to maintain markings placed by member utilities...

[Create New](#)
[Create From Existing](#)
[Return To Menu](#)
[Return To Home](#)



**Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program**
17 State House Station, Augusta, Me 04333-0017
Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this Building Demolition Notification Form prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

<i>property address:</i> 261 Valley Street Portland, ME 04102	<i>building description:</i> <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: Club House
<i>asbestos survey performed by: (name & address)</i> McCarthy Environmental Services Windsor, ME 04363 <i>telephone: 207.549.5529</i>	<i>asbestos inspection performed by: (name of licensed Asbestos Consultant)</i> McCarthy Environmental Services <i>telephone: 978.549.5529</i>
<i>property owner: (name & address)</i> Maine Medical Center 22 Bramhall Street Portland, ME 04102 <i>telephone: 207.662.2013</i>	<i>demolition contractor: (name & address)</i> <u>Construction Manager</u> William A. Berry & Son, Inc. 99 Conifer Hill Drive Danvers, MA 01923 <i>Telephone: 978.774.1057</i>
<i>demolition start date: ASAP</i>	<i>demolition end date: 5/20/05</i>

Notification Submitted by: (please print)

Date Submitted

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 065 H009001
 Location [REDACTED]
 Land Use OTHER EXEMPT BY LAW

Owner Address MMC REALTY CORP
 22 BRAMHALL ST
 PORTLAND ME 04102

Book/Page 9392/344
 Legal 65-H-9
 VALLEY ST 261-269
 & A ST 7-11
 9517SF

Valuation Information

Land	Building	Total
\$124,310	\$225,430	\$349,440

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1954	1	5371	1

Total Acres	Total Building Sq. Ft.	Structure Type	Building Name
0.218	5371	CLUB HOUSE	EAGLES LODGE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2173	SOCIAL/FRAT HALL
1	01/01	1025	BAR/LOUNGE
1	01/01	2173	SOCIAL/FRAT HALL

Height	Walls	Heating	A/C
8		NONE	
12	CONC. BLOCK	NONE	NONE
12	CONC. BLOCK	NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	CANOPY - ROOF/SLAB	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1971	ASPHALT PARKING	6000	1
1978	UTILITY METAL	196	1

Sales Information

Date	Type	Price	Book/Page
12/01/1997	LAND		13504-088

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)



June 1, 2005

John Bucci
Division of Solid Waste Management
Bureau of Remediation and Waste Management
17 State House Station
Augusta, ME 04333-0017

RE: Demolition/ Former Eagles Club

Dear John:

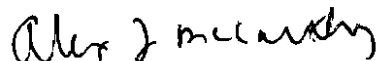
As per our recent telephone conversation, I am requesting a change in the amount of asbestos containing materials being removed by demolition equipment (see attached variance) at the former Eagles Club in Portland, Maine. As we discussed, the initial intent was to remove approximately 2,000 square feet of friable asbestos containing ceiling utilizing "conventional means" and the remaining material with demolition equipment. The area containing the 2,000 square feet is rain soaked (roof leaks) and the three layers of ceiling pose a significant risk to workers inside the building. Areas of ceiling have fallen and my fear is that as soon as we start to remove the ceiling by hand the remaining will collapse. Also, the plywood floor (floor tile underneath) is rotted and is unsafe.

Therefore, I would request that we be allowed to remove the roof and the interior of this building under the existing variance and simply increase the amount being removed. The work plan, methods and disposal will remain the same.

The demolition work is scheduled to begin on June 13, 2005. I have enclosed the modified work plan and original variance for your review.

I you have any questions please call me at 458-0038.

Sincerely;



Alex McCarthy
President

**Former Eagles Club
Phase One and Two
Maine Medical Center**

MES # 05016

OVERVIEW

This portion of the project includes the removal of approximately 3,500 square feet of friable ceiling material, 2,000 square feet of floor tile and 3,500 square feet of roof material. A regulated area with wet removal method, remote shower decon and the utilization of large equipment shall be utilized for abatement. Work shall be conducted between the hours of 0700 and 1530 hours, Monday thru Friday (date to be determined).

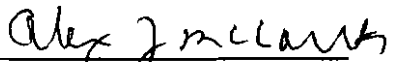
ASSESSMENT

A section of the interior of the building has collapsed and is unsafe to work in. This section of the building has an asbestos containing ceiling which is now scattered through out the area. All interior components of this part of the building will be treated as asbestos waste and disposed of accordingly. Utilizing large equipment, we will attempt to remove the interior and leave the exterior walls standing. If during demolition, the exterior walls collapse and fall into our work area all debris will be treated as asbestos waste. All asbestos related activities will be conducted by a licensed asbestos contractor.

WORK PLAN

1. Establish regulated area.
2. Erect and attach a three chambered shower decon to the work area as shown on the attached diagram. Clean room should be >32 square feet. Utilize water from building located on 48-52 Gilman Street to provide water to the decontamination unit and work area.
3. Inside the regulated area, abatement worker to wear full body disposable suits, leather/rubber gloves, rubber boots and full face PAPR respirators with 99.97% efficient cartridges during removal.
4. The heavy equipment will be placed outside the regulated area with the arm of the equipment extending into the area. All demolition workers will receive asbestos awareness training in accordance with OSHA 29 CFR Part 1926.1101 (effective August 10, 1994). If the heavy equipment is placed inside the regulated work area workers will be trained in accordance with above mentioned OSHA regulation.
5. Air monitoring for the project will be conducted as follows:
 - A. Area background samples prior to removal.
 - B. Full shift personal sampling during removal. Include an S.T.E.L. sample during daily monitoring. This will include the heavy equipment operator as well as the workers inside the regulated area.
 - C. Full shift downwind area sampling inside and outside of the regulated area during removal.
6. In a wet state, remove existing roof deck exposing interior of the space.
7. In a wet state, remove interior of building, all waste shall be treated as friable asbestos and placed into an opened topped, double lined 30 yard dumpster.

8. If visual emissions are observed during demolition, work shall cease until engineering controls are in place to prevent visible emissions.
9. Secure top of dumpster for transport. Disposal of friable asbestos waste will occur at a landfill licensed to accept asbestos waste.
10. Fine clean all interior surfaces of the building utilizing a combination of HEPA vacuuming and wet wiping techniques. Included in the site clean up will be the demolition equipment.
11. Independent hygienist will conduct final visual inspection.
12. If visual passes, deregulate.
13. Upon completion of deregulation, Project Manager shall conduct final post removal visual inspection. Leave no visible asbestos waste.
14. If area is clean, demobilize.


Alexie J. McCarthy, DC-0197, AM-0050

**Asbestos Project
Variance Request**

1749-MET
Project Code

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-7826

**FORM
V**

Page 2 of 2
2004 Revision

Non-Standard Variance(s) Requested by Maine Certified Asbestos Design Consultant

Provide written justification that presents clear & convincing evidence that the asbestos project is disruptive in some way & the proposed alternative(s) to required work practices will comply with the intent of State law & rules. Written Department approval is required prior to implementation of non-standard variance(s).

List proposed work practice alternatives

Demolition by large equipment - Section 7B.(3)

Reasons for Non-Standard Variance(s) (Explain in detail. You may add an attachment when necessary)

See attached: Long term roof leak in an abandoned building has caused extensive damage and made building unsafe.

Design Consultant Sign-off for Non-Standard Variance(s)

Alex J McCarthy
Signature

Alex McCarthy
Print Name

Date 1/24/05

Company McCarthy Environmental Services

ME Certification Number DC 0197

Address P.O. Box 481

Certification Expiration Date 5/31/2005

City Belgrade Lake State Me Zip 04916

TEL 458-0035 FAX 871-6195

MEDEP Action on Non-Standard Work Practices Variance(s) Requested

APPROVED DISAPPROVED

(by) Jane Lamy **IPT**

(date) 2-30-05