

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

Location of Construction: 178 St. John Street		Owner: Aerie Casco		Phone: N/A		Permit No: 991111 PERMIT ISSUED
Owner Address: N/A		Lessee/Buyer's Name: Portland Eagles 773-9428		Phone: 773-9428		
Contractor Name: **Louis W. Grubb Jr. L.W. Grubb Excavating		Address: 94 Ledgewood Drive		Phone: 797-0930		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Past Use: Two Family		Proposed Use: Parking Lot for the Eagles Club		COST OF WORK: \$ 18,000		
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
				Signature:		Signature:
Proposed Project Description: Demolition of 2 family wood structure.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Appeal: <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
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: UB		Date Applied For: 10-6-99		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..

**Send to L.W. Grubb Excavation
Lewis W. Grubb
94 Ledgewood Drive
Portland, Maine 04103

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 OF APPLICANT _____ ADDRESS: _____ DATE: 10-6-99 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT
uh

COMMENTS

10/5/99 Met with Contractor William Grubb he will call when structure is down.
Mw

8/18/00 Building was taken down and hole filled in and being used for parking spaces (dirt) for Eagles club
Close out permit Malyj

991111
Permit # 68-D-3
CB 2

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction (include Portion of Building): <u>178 St John Street</u>			
Total Square Footage of Proposed Structure <u>24 x 54</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>068</u> Block# <u>D</u> Lot# <u>003</u>		Owner: <u>Aerie Casco Eagles</u> <u>Portland Eagles</u>	Telephone#: <u>874 9753</u> <u>773 9448</u>
Owner's Address: <u>N/A Eagles</u> <u>Portland Eagles</u>		Lessee/Buyer's Name (If Applicable) <u>Portland Eagles</u>	Cost Of Work: <u>\$ 18,000</u> Fee <u>\$ 132</u>
Proposed Project Description:(Please be as specific as possible) <u>Demo of wood structure</u> <u>2 family</u> <u>(L.W. Grubb excavating)</u>			
Contractor's Name, Address & Telephone <u>Louis W Grubb Jr 94 Ledgewood Drive 04105</u> Rec'd By <u>[Signature]</u>			
Current Use: <u>Two Family</u> FAMILY		Proposed Use: <u>Parking lot</u> <u>Eagles 797-0930</u> <u>club</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: <u>[Signature]</u>	Date: <u>October 6 1999</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



LAND USE - ZONING REPORT

ADDRESS: ~~170~~ 170 St John Street DATE: 10/8/99

REASON FOR PERMIT: Demolish 2 family wood structure

BUILDING OWNER: Aerie Casco C-B-L: 60-D-3

PERMIT APPLICANT: Louis W. Grubh, Jr. Contractor

APPROVED: with conditions DENIED:

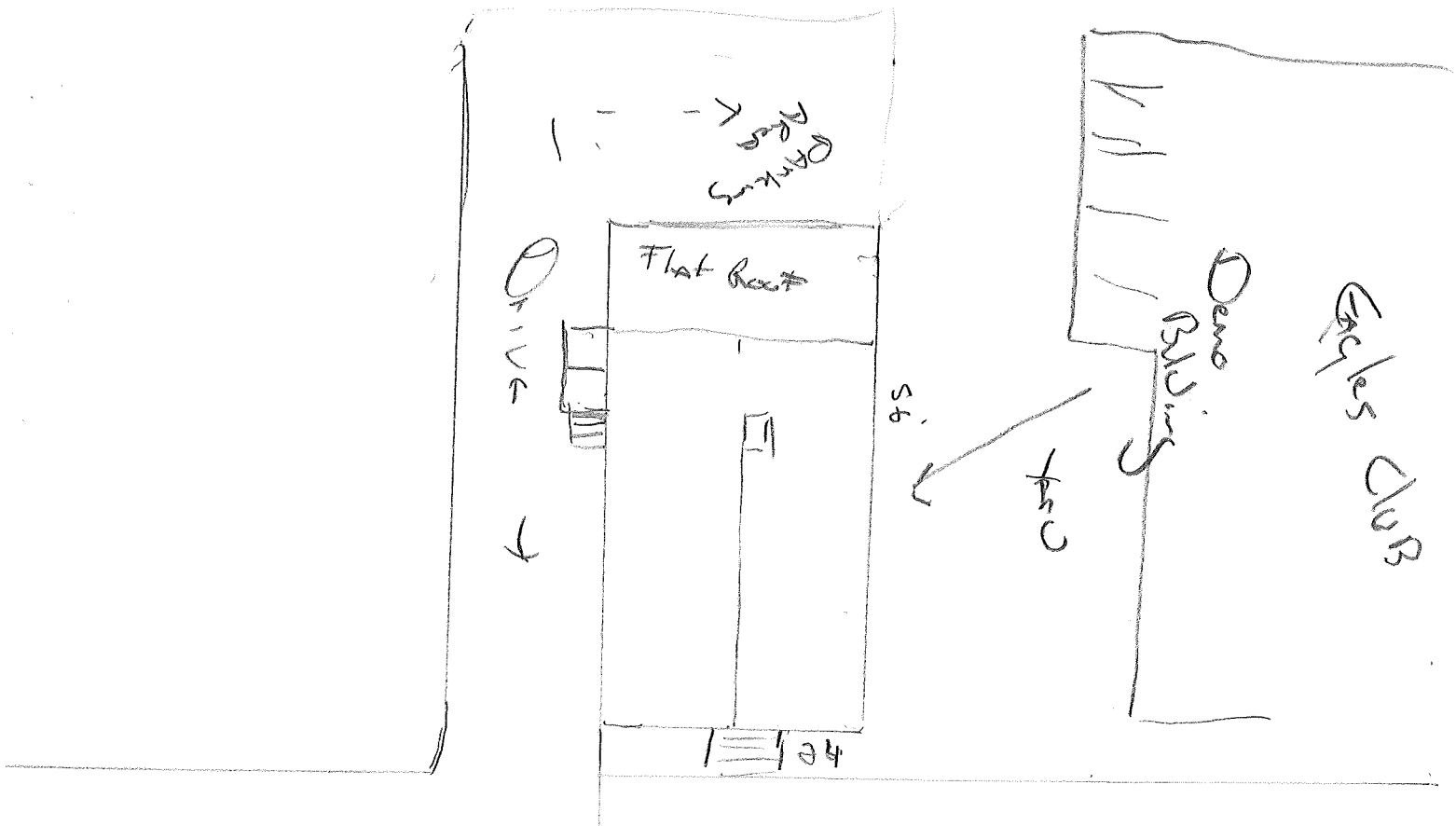
#11 #12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition This permit does not approve the proposed use of a parking lot. Before a building permit can be issued for that use, you must have a minor site plan approval. I have attached a copy of a site plan.
 Marge Schmuckal Marge Schmuckal, Zoning Administrator Applicant

12. This permit is for Demolition only, Please Note That ~~this~~ Demolition ~~may~~ may lose any non conforming rights, this may not be able to rebuild this structure as is



St John Street





Fraternal Order of **EAGLES**

CASCO AERIE NO. 565

184 ST JOHN STREET PORTLAND, MAINE 04102

To Whom it may concern:

We the Portland Eagles would like to cap off The sewer line for the time being because we plan to use it in the very near future.

Fraternally Yours,

Jim Ashley
General Manager

**City of Portland
Inspection Services Division
Demolition Call List**

Site Address: 178 St. John Street Owner: Portland Gales Club
 Structure Type: Two Family Apartment Contractor: L W Grubb Excavating

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Jim</u>
NYNEX	878-7000	<u>Rich</u>
Northern Utilities	797-8002 X6241	<u>Carolann Small</u>
Portland Water District	761-8310	<u>Brett</u>
Public Cable Co.	775-3431 X257	<u>ROSE</u>
Dig Safe***	1-888-344-7233	<u>Edwin D. S. # 1993907128</u>

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

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Gary Johnson</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>Jeff Tarling</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>Carol Merritt</u>
Building Inspections(insp required)	874-8300 X8703	<u>Tom Ransboro</u>
Historic Preservation	874-8300 X8726	<u>Bill Newblomen</u>
Fire Dispatcher	874-8300 X8676	<u>Amy</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>Ed Antz</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
 Demo/Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

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

SIGNED: [Signature] DATE: Oct 6, 1999



NORTHEAST TEST CONSULTANTS

September 30, 1999

Mr. James Ashey
Fraternal Order of Eagles
184 St. John Street
Portland, Maine 04102

RE: Asbestos Materials Survey
178 St. John Street
Portland, Me.
NTC # 12799

Dear Mr. Ashey:

Please find enclosed the project documentation for the asbestos materials survey conducted on September 27, 1999 at the abandoned structure located at 178 St. John Street in Portland, Maine.

The structure was inspected for the presence of asbestos-containing materials with bulk samples collected from each homogenous area of suspect asbestos-containing building materials.

The sampling performed was in accordance with State of Maine Asbestos Sampling Protocol Techniques and destructive in nature, so as to ensure all building components were sufficiently examined in order to identify for the presence of asbestos. A total of 18 samples were collected for analysis by Polarized Light Microscopy, also in accordance with the Maine Regulations for Asbestos Control. The site inspection was performed by Kevin Pratt, Maine Licensed Asbestos Inspector.

Bulk material samples collected under this investigation throughout the abandoned structure on St. John consisted of the following building components: flooring and adhesive materials, plaster walls & ceilings, and exterior siding material.

A review of the results did not indicate the presence of asbestos-containing building components present at the abandoned structure located at 178 St. John Street in Portland, Maine. Based on the sample analysis results the proposed demolition activity can be conducted without impacting asbestos-containing building components.

The report includes the analysis results for each sample collected throughout the property. Should you have any questions or require additional assistance in this matter please don't hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "James Guzelian".

James Guzelian
General Manager



NORTHEAST TEST CONSULTANTS

September 30, 1999

Mr. James Ashe
Fraternal Order of Eagles
184 St. John Street
Portland, Maine 04102

RE: NTC Job #12799

Dear Mr. Ashe:

Please find enclosed the analysis results for the bulk samples collected on September 27, 1999 at the abandoned structure located at 178 St. John Street in Portland, Maine.

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.

PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Confirmation of the provided analytical results for these materials is therefore recommended by quantitative Transmission Electron Microscopy (TEM).

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

Sincerely,

A handwritten signature in cursive script that reads "James Guzelian".

James Guzelian
General Manager

JGG:ald

Attachment

ASBESTOS MATERIALS SURVEY

178 ST. JOHN STREET
 PORTLAND, MAINE

<u>Sample #</u>	<u>Lab #</u>	<u>Location</u>	<u>% & Type Asbestos</u>	<u>% Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
B1 - B3	B9270016- B9270018	Sample taken from siding under vinyl siding.	ND	50%	Cellulose Fibers	50%
B4 - B6	B9270019- B9270021	Sample taken from walls and ceiling plaster.	ND	4%	Animal Hair	96%
B7a - B9a	B9270022a- B9270024a	First floor, kitchen, sample taken from 12" X 12" beige floor tile.	<1% Chrysotile	ND		100%
B7b - B9b	B9270022b- B9270024b	Lower flooring and padding material.	ND	15% 40%	Synthetic Fibers Cellulose Fibers	45%
B10a - B12a	B9270025a- B9270027a	Second floor, bathroom, sample taken from 12" X 12" blue floor tile.	ND	ND		100%
B10b - B12b	B9270025b- B9270027b	Adhesive with dust attached.	ND	3%	Cellulose Fibers	97%
B13 - B15	B9270028- B9270030	Stairwells, sample taken from vinyl in stairwells, treads and risers.	ND	35% 5%	Cellulose Fibers Synthetic Fibers	65%
B16 - B18	B9270031- B9270033	Second floor, blue bedroom, sample taken from vinyl flooring.	ND	30% 15%	Cellulose Fibers Synthetic Fibers	55%

Key: ND = None Detected

BUILDING PERMIT REPORT

DATE: 800T99 ADDRESS: 178 ST. John ST. CBL: 068-D-003
 REASON FOR PERMIT: Demolish of 2 family dwellings
 BUILDING OWNER: Aerie Casco
 PERMIT APPLICANT: _____ /Contractor Louis W. Grubb Jr.
 USE GROUP R-3 CONSTRUCTION TYPE 53

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

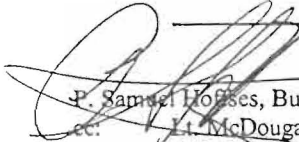
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: _____

- ~~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) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. 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. (Section 1014.4)

16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. All demolition of structures shall be done in accordance with Sections 110.0 and Chapter 33 Sections 3308.0 & 3310.0 of The building Code. (The BOCA NATIONAL BUILDING Code/1996).
37. _____
38. _____


 P. Samuel Hoffses, Building Inspector
 cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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

Susan T. Goldberg
185 Caleb Street
Portland, Maine 04102

6/20/96

To Whom It May Concern,

This letter is to authorize
Dan Jackson, aka Howie Hart
Yoga, to apply for permission
from the City of Portland for
signage at 150 St. John Street
as shown on Exhibit A.

Susan T. Goldberg
Owner, 150 St John St.