

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that RAE A CHALMERS

Located At 35 OAKLAND AVE (PEAKS ISLAND)

Job ID: 2011-10-2484-DEMO

CBL: 084- B-007-001

has permission to Demolish an existing detached Garage.

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 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

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Chief Building Official / Plan Reviewer**

11/16/2011

THIS CARD MUST BE POSTERED ON THE PROPERTY

ON THE PROPERTY

*closed*

## 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. Pre-Demolition
  2. Final Inspection

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.



# 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: 2011-10-2484-DEMO

Located At: 35 OAKLAND AVE

CBL: 084- B-007-001

## **Conditions of Approval:**

### **Zoning**

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.

### **Building**

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. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of MUCEC.
2. 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.

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

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

Job No: 2011-10-2484-DEMO	Date Applied: 10/12/2011	CBL: 084- B-007-001	
Location of Construction: 35 OAKLAND AVE, <i>Peaks Island</i>	Owner Name: RAE A CHALMERS & THOMAS McLAUGHLIN	Owner Address: 35 OAKLAND AVE PEAKS ISLAND, ME 04108	Phone:
Business Name:	Contractor Name: Thompson Johnson Woodworks	Contractor Address: 115 ISLAND AVE PEAKS ISLAND ME 04108	Phone: (207) 766-5219
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: IR-2
Past Use: Single family	Proposed Use: Same - Single family – demolish existing detached garage – 20' x 18' – rebuild under separate permit	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: A3 Type: <input checked="" type="checkbox"/> <i>MLREC</i> Signature: <i>[Signature]</i>
Proposed Project Description: Domo existing Garage		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 w/condition</i> <i>10/31/11 ABM</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> <input checked="" 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:
	<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	PHONE

11-3-11 DWM AS shown on plot plan Demo OK

11-23-11 DWM Demo complete



IR2

2011-10-2484

# 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>35 OAKLAND AVENUE PEAKS ISLAND 04108</u>		
Total Square Footage of Proposed Structure <u>360 SF FOOTPRINT</u>		Square Footage of Lot: <u>4454 SF</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>84</u> Block# <u>B</u> Lot# <u>7</u>		Owner: <u>RAFC HALMERS THOMAS MCLAUGHLIN</u> <u>35 OAKLAND AVE.</u> <u>PEAKS ISLAND, ME - 04108</u>
Lessee/Buyer's Name (If Applicable)		Telephone: <u>\$2000</u>
Applicant name, address & telephone:		Cost Of Work: \$ <u>25,000</u>
		Fee: \$ <u>40</u>
Current legal use: (i.e. garage, warehouse) <u>SF</u>		
If vacant, what was the previous use? <u>---</u>		
How long has it been vacant? <u>---</u>		
Project description: <u>DEMOLITION OF AN EXISTING GARAGE TO BE REBUILT AS A STUDIO/GREENHOUSE</u>		
Contractor's name, address & telephone: <u>Tompson Johnson Woodworks</u> <u>115 ISLAND AVE PEAKS ISLAND ME 04108</u> <u>766-5919</u> ( <del>Heather</del> Heather Thompson)		
Who should we contact when the permit is ready: <u>RACHEL COULY</u>		
Mailing address: <u>26 STERLING ST.</u> Telephone: <u>207-766-5625</u> <u>PEAKS ISLAND, ME.</u> <u>04108</u>		

11/10/11

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](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.

RECEIVED  
OCT 12 2011  
Building Inspections  
Portland, ME

Signature of applicant: <u>Rachel Couly</u>	Date: <u>10/12/11</u>
---	-----------------------

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



# Demolition Call List & Requirements

Site Address: 35 OAKLAND AVENUE

Owner: RAE CHARMERS & THOMAS MCLAUGHLIN

Structure Type: EXISTING GARAGE

Contractor: Thompson Johnson Warrick

### Utility Approvals

### Number

### Contact Name/Date

Central Maine Power

1-800-750-4000

Carlotha 10/11/11

Northern Utilities

797-8002 ext 6241

Kelly Fowler 10/7/11

Portland Water District

761-8310

David Dougherty 10/7/11

Dig Safe

1-888-344-7233

Kathy SK 10/7/11

Ticket # 2011411138

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)

874-8891

Lucy Cote 10/7/11

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

Carol Merritt 10/7/11

Historic Preservation

874-8726

Deb Andrews 10/7/11

Fire Dispatcher

874-8576

Kurt Elkanich 10/7/11

DEP - Environmental (Augusta) *Sandy Moody*

287-2651

Sandy Moody 10/7/11

### 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 - NOT NEEDED FOR DETACHED BUILDINGS ON A SINGLE FAMILY LOT

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.

Note: Lionel Plante Assoc contracted to demo, using Troiano Dumpster

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 and attached all required documentation.

Signed: Heather King

Date: 10/12/11

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

T h o m p s o n J o h n s o n  
W o o d w o r k s

October 12, 2011

To: Abutters of 35 Oakland Ave, Peaks Island ME

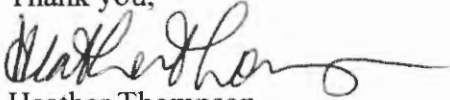
**Re: Demolition of the Garage at 35 Oakland Ave**

Dear Neighbor,

You may have already heard that Rae Chalmers and Thomas McLaughlin, the owners of 35 Oakland Ave, have hired Thompson Johnson Woodworks to tear down their existing garage and build a new garage in the same location on their property. As a part of the permitting process, the City of Portland requires that we provide a written notice to all adjoining property owners of the plan to tear down the garage. Lionel Plante's Associates has been hired to perform the demolition and the work is tentatively scheduled to happen the week of October 23<sup>rd</sup> and the demolition work should take no longer than three days.

Please feel free to contact Heather at Thompson Johnson Woodworks with any questions.

Thank you,



Heather Thompson  
Project Manager  
Thompson Johnson Woodworks

115 island avenue peaks island maine 04108 207.766.5919



T h o m p s o n J o h n s o n  
W o o d w o r k s

October 12, 2011

**List of Abutters: 35 Oakland Ave, Peaks Island Maine Garage Demolition Permit**

Map 84 B 6  
31 Oakland Ave.  
James and Nancy Clark  
141 Westford St.  
Chelmsford, MA 01824

Map 84 B 8  
Adam Weideman  
39 Oakland Ave.  
Peaks Island, ME 04108

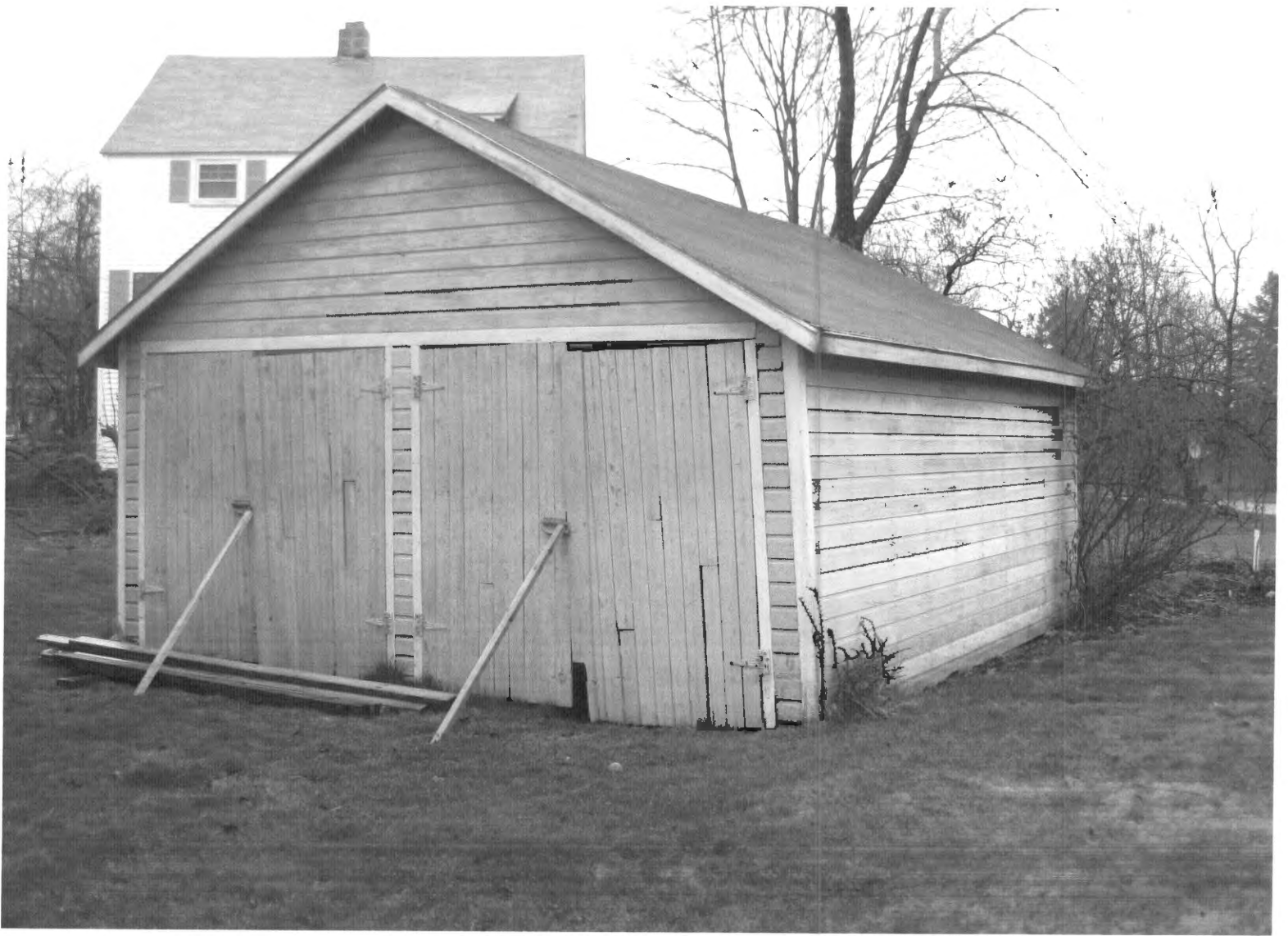
Map 84 B 5  
John Dromgoole  
16 Merdian St.  
Peaks Island, ME 04108

Map 84 Z 3  
Sherman and Jean Conery  
34 Oakland Ave.  
Peaks Island, ME 04108

Map 84 Z 1  
AnneMarie O'Rourke  
79 Welch St.  
Peaks Island, ME 04108

John O'Rourke  
37 Montreal St.  
Portland, ME 04102

1 1 5 i s l a n d a v e n u e p e a k s i s l a n d m a i n e 0 4 1 0 8 2 0 7 . 7 6 6 . 5 9 1 9





# ASBESTOS BUILDING DEMOLITION NOTIFICATION

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, Maine 04333



Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

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.

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.

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.maine.gov 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 regulated asbestos-containing building materials found?  yes  no

property address: 35 Oakland Ave Peaks Island ME 04108	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other.
asbestos survey/inspection performed by: (name & address) NA: Not required for detached buildings on a	asbestos abatement contractor
telephone: property owner: (name & address) single family lot.	telephone: demolition contractor: (name & address)
telephone: demolition start date:	telephone: demolition end date:

This demolition notification does not take the place of the Asbestos Project Notification if applicable  
Heather Thompson

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: Owner/Agent Heather Thompson	Title Proj Manager	Signature Heather Thompson
Telephone # 207 766- <del>5297</del> 5919	FAX # 766-5297	Date 10/11/11