

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that STEVENMERRILL RAPP

Located At 105 NEW ISLAND AVE

Job ID: 2011-10-2357-DEMO

CBL: 084- D-001-001

has permission to Demolish a fire damaged Single Family Residence (Ref. # 2011-08-2032)  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**

  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

10/07/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**



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

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

Job No: 2011-10-2357-DEMO	Date Applied: 10/4/2011	CBL: 084- D-001-001	
Location of Construction: 105 NEW ISLAND AVE, Pecks Is land	Owner Name: STEVEN & KELIN RAPP	Owner Address: 49 ORCHARD PLACE # B  GREENWICH, CT 06830	Phone:  619-847-8775
Business Name:	Contractor Name: Trademark Inc.	Contractor Address: 380 Cottage Rd., South Portland, ME 04106	Phone:  207-838-7982
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - demo	Zone:  IR-2
Past Use:  Single family	Proposed Use:  Same - Single family - demo fire damaged structure - separate permit to rebuild - #2011-08-2032	Cost of Work: 18000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: RS Type: 5D MUBEC Signature:
Proposed Project Description: demo existing structure after fire damage		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b>	<b>Zoning Appeal</b>	<b>Historic Preservation</b>
	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  ___ Maj ___ Min ___ MM Date: 10/4/11 <i>ABM</i>	<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:	<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: <i>ABM</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

10-7-11 Doc M Pre Demo OK

See 11x17 plan



# 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: 2011-10-2357-DEMO

Located At: 105 NEW ISLAND  
AVE

CBL: 084- D-001-001

## **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. All previous conditions from previous permit #2011-08-2032 are still in force with the issuance of this permit.

### **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 the MUBEC.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## 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.**

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 OCCUOPIED.

1. Pre-Demolition
2. Final Inspection

**Jonathan Rioux - 105 New Island Ave Peaks Island**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** NADAMS@portlandmaine.gov; JRIOUX@portlandmaine.gov;  
JMB@portlandmaine.go...  
**Date:** 9/15/2011 12:41 PM  
**Subject:** 105 New Island Ave Peaks Island

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Good afternoon all,

Ben Trout called today about a demo sign off. He is all set with us as we do not have gas services on the islands in Casco Bay.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com

IR-2

CD entered

2011 10 23.5



# Demolition of a Structure Permit Application

2011-08-2032  
permit to rebuild.

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>105 New Island Ave, Peaks Island, 04108</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot: <u>6900</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>84</u> Block# <u>D</u> Lot# <u>1</u>		Owner: <u>Steve and Kellin Rapp</u> <u>450 W 42nd St, Apt 24 B</u> <u>New York, NY 10036</u> Telephone: <u>619-847-8775</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>		Applicant name, address & telephone: <u>Ben Trout Pres.</u> <u>Trademark, Inc</u> <u>380 Cottage Rd, S. Portland</u> <u>04106</u> Cost Of Work: \$ <u>18,000</u> Fee: \$ <u>200.</u>
Current legal use: (i.e. garage, warehouse) <u>single family residence that burned</u> If vacant, what was the previous use? _____ How long has it been vacant? <u>4 months</u>		
Project description: <u>Tear down existing fire damaged structure and</u> <u>replace with similar new home</u>		
Contractor's name, address & telephone: <u>Trademark, Inc</u> <u>380 Cottage Rd</u> <u>South Portland, ME 04106</u>		
Who should we contact when the permit is ready: <u>Ben Trout</u>		
Mailing address: <u>see above</u>		Telephone: <u>207-838-7982</u>

Electronic files in pdf format are also required

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.

Signature of applicant: <u>Ben Trout Pres.</u>	Date: <u>9/15/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



# Demolition Call List & Requirements

Site Address: 105 New Island Ave

Owner: Steve and Melin Rapp

Structure Type: Single family

Contractor: Trademark, Inc

Utility Approvals	Number	Contact Name/Date
Central Maine Power <sup>WO# 882 721</sup>	1-800-750-4000	<u>Katy D. 9/15/11</u>
Unitil <u>No service on island</u>	1-207-541-2533	<u>Barbara Monti 9/15/11</u>
Portland Water District <sup>WO# 708 412</sup>	761-8310	<u>Alecia C. 9/15/11</u>
Dig Safe <sup>WO# 2011 380 9769</sup>	1-888-344-7233	<u>Julie T. 9/15/11</u>

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

DPW/ Traffic Division (L. Cote) <sup>874 8822</sup>	874-8891	<u>(Lucy is on leave) 9/15/11</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt 9/15/11</u>
Historic Preservation	874-8726	<u>Deb Andrews 9/15/11</u>
DEP - Environmental (Augusta)	287-2651	<u>Sandy Moody 9/15/11</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 ✓
- 5) Electronic files in pdf format are also required in addition to hard copy ✓

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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 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: [Signature] pres. Date: 9/15/11

or 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)



9/14/11

Dear neighbor,

I am writing you on behalf of Steven and Kelin Rapp to inform you about the impending demolition of their fire damaged home at 105 New Island Avenue. The demolition will commence on or shortly after September 26<sup>th</sup> and will be carried out in a manner that will cause as little inconvenience to you as possible. All necessary permits will be in order per local and state law.

The house that will be replacing it was designed by Winkelman Architecture and maintains the important design features of the previous home. We will be on site in the coming weeks and look forward to seeing you.

Please call if you have any questions or concerns.

Sincerely,

Ben Trout  
President  
Trademark, Inc.

RECEIVED

OCT - 6 2011

Dept. of Building Inspections  
City of Portland Maine





**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](http://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: 105 New Island Ave Peaks Island, ME 04088	building description: <input checked="" 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) Pinkham Environmental, Inc PO Box 405 Boothbay, ME 04093 telephone: 207 828 9571	asbestos abatement contractor NA telephone:
property owner: (name & address) Steve and Kelia Rapp 450 W 72nd St Apt 24 Q telephone: 619 847 8775 NY NY 10030	demolition contractor: (name & address) Trademark, Inc 380 Lettaye Rd S. #46, ME 04066 telephone: 207 767 3552
demolition start date: 9/26/11	demolition end date: 10/7/11

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Ben Trout (Trademark, Inc) Pres	
Print Name: Owner/Agent	Title
611 207 838-7982	207 767 1244
Telephone #	FAX #
	Date: 09/15/11
	Date

**PINKHAM ENVIRONMENTAL, INC**  
**P.O. BOX 405**  
**BOOTHBAY, MAINE 0453**  
PHONE (207) 837-0571  
Email pinkhamk@roadrunner.com

September 14, 2011

PEI # 11-723

Ben Trout  
Trademark, Inc  
380 Cottage Road  
South Portland, Maine 04106

RE: Demolition Impact Survey-105 New Island Avenue.

On September 12, 2011 Pinkham Environmental, Inc. conducted a demolition impact survey for the presence of asbestos containing building materials (ACBM) at 105 New Island Avenue on Peak Island. The survey coincided with the planned demolition of the building.

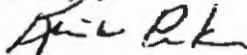
The only suspect materials found were vinyl flooring (2 layers) located in the kitchen area. Samples of both were collected and analyzed for asbestos type and approximate percentages by Optical Microscopy at 100 X magnification utilizing Polarized Light (PLM) EPA method 600@ International Testing Laboratories located in Mt. Laurel N.J.

Testing results indicate that both of the samples tested negative for asbestos.

The analytical results are included in this report for your reference. Current state and federal regulations stipulate that any material found to have 1% or more asbestos is considered to be asbestos material.

If you have any question regarding this report, please feel free to contact us at (207) 837-0571.

Sincerely,



Kim W. Pinkham  
Pinkham Environmental, Inc.  
Asbestos Inspector (MDEP AI #0343)



**International Asbestos  
Testing Laboratories**

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054  
Telephone: 856-231-9449 Fax: 856-231-9818

## CERTIFICATE OF ANALYSIS

<b>Client:</b>	Pinkham Environmental P.O. Box 405 Boothbay ME 04537	<b>Report Date:</b>	9/13/2011
		<b>Report No.:</b>	252229
		<b>Project:</b>	105 New Island Ave
		<b>Project No.:</b>	11-723

### BULK SAMPLE ANALYSIS SUMMARY

<b>Lab No.:</b>	4425387	<b>Description / Location:</b>	Red Vinyl Sheet Flooring Kitchen Bottom
<b>Client No.:</b>	723-2b		
<b>% Asbestos</b>	<b>Type</b>	<b>% Non-Asbestos Fibrous Material</b>	<b>Type</b>
None Detected	None Detected	Trace	Synthetic
		45	Cellulose
			<b>% Non-Fibrous Material</b>
			55

<b>Lab No.:</b>	4425388	<b>Description / Location:</b>	Red Vinyl Sheet Flooring Kitchen Bottom
<b>Client No.:</b>	723-2c		
<b>% Asbestos</b>	<b>Type</b>	<b>% Non-Asbestos Fibrous Material</b>	<b>Type</b>
None Detected	None Detected	Trace	Synthetic
		30	Cellulose
			<b>% Non-Fibrous Material</b>
			70

**Accreditations:** **NIST-NVLAP No. 101165-0**      **NY-DOH No. 11021**      **AIHA-LAP, LLC No. 100188**  
*This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government. This report shall not be reproduced except in full, without written approval of the laboratory.*

**Analytical Method:** EPA 600/R-93/116

**Comments:** (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

**Analysis Performed By:** V. Smith

**Date:** 9/13/2011



**International Asbestos  
Testing Laboratories**

9000 Commerce Parkway Suite B Mt Laurel, NJ 08054  
Telephone: 856-231-9449 Fax: 856-231-9818

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		<b>Report No.:</b>	252229
		<b>Project:</b>	105 New Island Ave
		<b>Project No.:</b>	11-723

### BULK SAMPLE ANALYSIS SUMMARY

<b>Lab No.:</b>	4425383	<b>Description / Location:</b>	Lt. Tan Floor Tile Kitchen Top Layer
<b>Client No.:</b>	723-1a		
<b>% Asbestos</b>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

<b>Lab No.:</b>	4425384	<b>Description / Location:</b>	Lt. Tan Floor Tile Kitchen Top Layer
<b>Client No.:</b>	723-1b		
<b>% Asbestos</b>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected
			100

<b>Lab No.:</b>	4425385	<b>Description / Location:</b>	Lt. Tan Floor Tile Kitchen Top Layer
<b>Client No.:</b>	723-1c		
<b>% Asbestos</b>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected
			100

<b>Lab No.:</b>	4425386	<b>Description / Location:</b>	Red Vinyl Sheet Flooring Kitchen Bottom
<b>Client No.:</b>	723-2a		
<b>% Asbestos</b>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	Trace	Synthetic
		60	Cellulose
			40

**Accreditations:** NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188  
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**Comments:** (PC) indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

**Analysis Performed By:** V. Smith

**Approved By:** \_\_\_\_\_

**Date:** 9/13/2011

Frank E. Ehrenfeld, III  
Laboratory Director