Permitting and Inspections Department
Michael A. Russell, MS, Director

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/01/17

Demolition of a Structure
Submission Checklist

A permit is required for the demolition of any structure. Permit for interior demolition should be combined with the permit for proposed interior construction (see Submission Requirements for One- and Two-Family Additions and Alterations or Commercial Interior Alterations, as appropriate).

All applications for demolition of a structure shall include the following:

- [4] **Demolition of a Structure Submission Checklist** (this form)
- [4] **General Building Permit Application**
- [4] **Completion of the Demolition Call List** (see attached)
- [4] **Copies of written notices to property owners** of all abutting lots (see Tax Assessor's office for name and address of owner of record)
- [4] **A photo of the structure to be demolished**
- [4] **A plot plan or site plan** of the property showing the shape and dimension of the lot, footprint of all existing structures and structure(s) to be demolished including distance from property lines and the location and dimension of all parking areas and driveways
- [ ] **Certification from an asbestos abatement company**, if required (See attached information regarding asbestos demolition.)

Work may not commence until the permit is issued.

Portland, Maine — Yes. Life's good here.

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Demolition Call List & Requirements

Site Address: 11 Amherst Street **Owner:** Seth Hedstrom

Structure Type: Garage - Detached **Contractor:** Self

Utility Approvals	Phone #	Contact Name	Date
Central Maine Power	1-800-750-4000	Charlotte, CSR Augusta	6/27/17
Unitil	866-933-3821	Heena, Mark Allen	7/10/17
Portland Water District	761-8310	Bud Philbrick, Dispatch	6/27/17
Dig Safe	1-888-344-7233	Sharon, 20172801017	7/10/17

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

DEP – Environmental (Augusta)	287-2651	Sandy Moody	6/26/17
City of Portland:			
DPW - Traffic Division	874-8891	Jeremiah Bartlett	7/10/17
DPW - Sealed Drain Permit	874-8822	Carroll Merritt	7/10/18
Historic Preservation	874-8726	Left message, no calls bac	7/10/17

U.S. EPA Region 1 – No Phone call required. Just mail copy of State Asbestos Building Demolition Notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

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

Signed: Seth Hedstrom **Date:** Seth Hedstrom

This is a legal document and your electronic signature is considered a legal signature per Maine state law.

For more information or to download this form and other permit applications visit the Permitting and Inspections Department on our website at www.portlandmaine.gov/1728/Permitting-Inspections.

CITY OF PORTLAND, MAINE RESURGAM
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Maine Department of Environmental Protection

What is asbestos?
Asbestos is a general term for several kinds of natural mineral fibers that have been used to strengthen and fireproof materials for nearly 4,000 years. The fibers are recovered from asbestos ore mined primarily in Canada, Russia, and South Africa. In addition to being good insulators, asbestos fibers are strong, flexible, fireproof, and very resistant to chemical attack.

What products contain asbestos?
Asbestos is found in a wide a variety of products. It has been used to manufacture nearly 3,500 products such as pipe insulation, boiler covering, sprayed-on acoustical plaster, vinyl floor products, rigid siding, cement pipe, gaskets, paints, paper, textiles, and friction materials like disc brakes. Buildings constructed before 1980 are very likely to contain some asbestos products.

Is asbestos a health or environmental problem?
The presence of asbestos in such a wide variety of consumer products means that most Americans have been exposed, over time, to this mineral to one degree or another.

For the vast majority of Americans who have never worked with asbestos, the exposure received in their lifetime should have no significant health effects. However, for those exposed to large amounts of asbestos for significant periods of time, there may be serious health consequences.

Prolonged high exposure to asbestos fibers has been shown to cause asbestosis (lung scarring), lung cancer, mesothelioma, and several internal cancers such as cancers of the stomach and larynx. People who have been exposed to asbestos who also smoke have a much greater chance of disease than nonsmokers.

Is all asbestos potentially dangerous?
Asbestos products are potentially dangerous if they release asbestos fibers to the air where the fibers can enter the body through the lungs.

Friable asbestos, such as pipe and boiler covering and spray-on insulation, is the asbestos of primary concern. It easily releases asbestos fibers into the air when crushed, handled or disturbed. Asbestos that is in good condition or in a form that does not easily release fibers is much less of a hazard. This means that well-maintained asbestos or asbestos tightly bound into materials like vinyl or cement is much less likely to release asbestos fibers.

What are the laws regarding asbestos?
In Maine, the asbestos regulations apply to any work that impacts greater than 3 square feet or 3 linear feet of asbestos. The Maine “Asbestos Management Regulations” require that the Department be notified prior to removal or repair of asbestos, that companies performing inspection, monitoring, design, training, asbestos analysis or abatement be licensed with the Department, and that certain work practices be followed to protect employees and the public. Also, individuals working for the licensed companies must be trained and certified with the Department.

Engineering controls, such as polyethylene "containments", negative pressure ventilation, and wet methods, are basic requirements in the asbestos regulations of both the Maine DEP and the U.S. Occupational Safety and Health Administration (OSHA). Engineering controls minimize the potential for asbestos fiber release in and out of the asbestos work area. The importance of utilizing proper engineering controls on an asbestos project can not be overemphasized.

Maximum allowable employee exposures are regulated by OSHA and personal protective equipment (suits, respirators, etc.) and hygiene standards are prescribed. Protective equipment is to be used only in conjunction with engineering controls and not as a "stand-alone" defense against inhalation of asbestos fibers.

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Who regulates asbestos?
Several state and federal agencies regulate asbestos in Maine including:

- Maine Department of Environmental Protection (DEP): Primary asbestos contact in Maine. Responsibilities include regulating licensing, notification, training, storage, transportation, disposal and work practices for removal, inspection, design, monitoring, and analysis of asbestos. Telephone number: 287-2651.

- Federal Environmental Protection Agency (EPA). Regulations include the Asbestos-Containing Materials in Schools Rule (AHERA - 40 CFR Part 763), the National Emmissions Standards for Hazardous Air Pollutants (NESHAP - 40 CFR Part 61), and the Worker Protection Rule (Subpart G to 40 CFR Part 763). The Maine DEP is delegated to implement the AHERA and NESHAP rules in Maine. EPA telephone numbers are available from the DEP.

- Federal OSHA: responsibilities include regulating employee exposure to asbestos in the workplace through the asbestos construction and industry standards (29 CFR Parts 1926 and 1910). Telephone number: (207) 780-3178.

Asbestos Inspections Required Prior to Demolitions and Renovations

In Maine, improper demolition activities may be the greatest single source of asbestos exposure to the general public and to trades people working on the project. Prior to demolition or renovation of a building, the owner must ensure that the work will not disturb more than 3 square feet or 3 linear feet of asbestos-containing material (ACM). Owners of buildings, other than residential buildings with less than 5 units, must have a DEP-licensed Asbestos Consultant inspect the building (or area) for asbestos. Residential buildings with 2-5 units can be surveyed for likely asbestos-containing materials by knowledgeable non-licensed people (e.g. building inspectors and CEO's who have asbestos-awareness training); any materials likely to contain asbestos must be tested by a DEP-certified inspector or assumed to be ACM.

If ACM is identified in a building that will be demolished, or any building materials are assumed to be ACM, these materials must be removed by a DEP-licensed Asbestos Abatement Contractor before the demolition. Similarly, if any ACM is identified or assumed in areas of a building that will undergo renovation, the ACM must be removed by a DEP-licensed Asbestos Abatement Contractor before the renovation occurs. Intact asbestos-containing flooring and roofing may be left in place during demolition of a building if the demolition is performed by a DEP-licensed Asbestos Abatement Contractor using large equipment in accordance with the Maine "Asbestos Management Regulations".

Demolition Notification

State and federal regulations require that building owners notify the DEP at least 5 working days prior to demolition of a building (other than single-family residences). This notification is required **even if no asbestos is identified in the building**. Forms are available from DEP and your local code enforcement office.

Please note: OSHA regulates asbestos anytime an employer/employee relationship exists. OSHA worker protection rules exist and must be followed for abatement activities. Contact the local OSHA office with questions.

What if I have additional questions about asbestos?
The DEP regulates most asbestos activities in Maine and acts as an asbestos information clearinghouse. For more information about asbestos, contact the Asbestos Hazard Prevention Program in the Bureau of Remediation & Waste Management at 207/287-2651 or visit the web site at www.maine.gov/dep/waste/asbestos/index.html

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Excerpt from: Maine Department of Environmental Protection, Maine Solid Waste Management Rules, Chapter 425: Asbestos Management Regulations
For full text of Waste Management Rules, visit: http://www.maine.gov/dep/waste/rules/index.html

Pre-Abatement Requirements

A. Renovation and Demolition Inspections. Prior to conducting a renovation or demolition activity that impacts any building material likely to contain asbestos (such as those used in roofing, flooring, siding, ceiling, and wall systems) or any component likely to contain asbestos (such as heating, ventilation, air conditioning, and plumbing systems), the owner or operator must have an inspection conducted for the presence of asbestos-containing materials. In lieu of inspection, the owner or operator may presume that building materials and components contain asbestos that requires that these materials be abated in accordance with these rules.

A DEP-certified Asbestos Inspector must perform the inspection. The inspection must identify all asbestos-containing materials that could be impacted during the renovation or demolition activity, must be completed prior to submission of notification to the Department, must be in writing, and must be on-site and made immediately available to the Department upon request.

Residential dwellings constructed before 1981 that consist of two (2) to four (4) units must be evaluated for building materials and components that are likely to contain asbestos. This evaluation may be performed by a DEP-certified Asbestos Inspector or by a person familiar with asbestos-containing building materials. If building materials and/or components likely to contain asbestos are found, these must be removed in accordance with these regulations prior to demolition except as allowed in section 7(B) of this rule or must be tested by a DEP-certified Asbestos Inspector to demonstrate that they are not ACM.

Single family residences, and residences constructed after 1980 that consist of two (2) to four (4) units, are exempt from the inspection provisions of this section.

Specific building materials that do not require inspection, sampling, and analysis for asbestos include: wood, fiberglass, glass, plastic, metal, laminates, foam, rubber and gypsum board when joint compound was used only as a filler and not as a layered component, and intact caulkings and glazings. Also, building materials do not need to be inspected when written documents exist confirming that no asbestos was used in the materials that will be impacted, or that the materials were previously inspected by a DEP-certified Asbestos Inspector and affirmatively determined through sampling and analysis to not be ACM.

Note: To maintain compliance with Maine law, if more than 3 square feet or 3 linear feet of ACM is present, this ACM must be removed prior to the demolition, except that intact packing, gaskets, roofing, and flooring may be left in place when the demolition is performed by large equipment in accordance with these rules. Homeowners are encouraged to conduct a walk through of their single family homes to identify suspect asbestos-containing materials, such as thermal system insulation, ceiling tile, exterior cementitious siding, rigid panels, and flooring, and hire an asbestos-consultant or asbestos abatement contractor if suspect materials are observed. The Department can provide, upon request, more information regarding common asbestos-containing materials in buildings.

Asbestos Building Demolition Notification	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) 287-6220	**F** Pa

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Notice

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a MDEP-licensed Asbestos Consultant is required for all buildings regardless of construction date, 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 your project involves the demolition of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a MDEP-licensed Asbestos Consultant:

		No to all below
Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner?	☐ Yes	■ No
Is this building currently being used, or has it **EVER** been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business?	☐ Yes	☐ No
Is this building to be demolished as part of a highway or road-widening project?	☐ Yes	☐ No
Is this building part of a building cooperative, apartment or condo building?	☐ Yes	☐ No
Is this building used for military housing?	☐ Yes	☐ No
Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project?	☐ Yes	☐ No
Is more than ONE building to be lifted from its foundation and relocated?	☐ Yes	☐ No
Will this building be intentionally burned for the purpose of demolition or fire department training?	☐ Yes	☐ No

If you answer "no" to all the questions above, your building can be inspected by a knowledgeable non-licensed person as applicable.

Any "yes" answers to the above questions requires an inspection by a MDEP-licensed Asbestos Consultant.

Important Notice

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a MDEP-licensed Asbestos Abatement Contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact MDEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the MDEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.

Asbestos Building Demolition Notification	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) 287-6220	**F** Pa

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Inspection/Survey Results:

Were asbestos-containing building materials identified or presumed positive? ☐ Yes ■ No

If Yes, is the removal of ACM subject to MDEP asbestos regulations? ☐ Yes ☐ No

If No, explain WHY NOT: _____

property address: 11 Amherst Street Portland, ME 04103 Garage - Detached	building description: ☐ pre-1981 residential with 2-4 units ☐ post-1980 residential with 2-4 units ☐ other: Garage, detached
asbestos survey/inspection performed by: (name & address) N/A per Sandy Moody (see attached) telephone:	asbestos abatement contractor telephone:
property owner: (name & address) Seth Hedstrom 11 Amherst St Apt. 2 Portland ME 04103 telephone:	demolition contractor: (name & address) Homeowner telephone:
demolition start date: Upon permit issuance by City of Portland.	demolition end date: Three days thereafter.

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/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the MDEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Seth Hedstrom	Owner	
Print Name: Owner/Agent	Title	Signature
207-632-0915	207-541-2212	July 10, 2017
Telephone #	FAX #	Date

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Gmail

Seth Hedstrom <shedstrom1@gmail.

Re: Demolition of Garage - Asbestos Inspection Needed?

1 message

Seth Hedstrom <shedstrom1@gmail.com> Mon, Jun 26, 2017 at 7:10 AM
To: "Moody, Sandy J" <Sandy.J.Moody@maine.gov>

Hi Sandy, on the City of Portland's Demolition Permit there is a space to indicate whether an inspection was completed so my plan will be to write "N/A" and then attach this email by reference. I will also complete Form D and send that to you.

Thanks for your help!

Seth

On Sun, Jun 25, 2017 at 12:02 PM, Moody, Sandy J <Sandy.J.Moody@maine.gov> wrote:

> Seth,
>
> You should be all set, sorry for the delayed response, I have been on vacation. We would like to have the Form D (Asbestos Building Demolition form) filled out and wither faxed to us at 207-287-6220 or scanned and emailed to me. The City of Portland usually has a copy in the packet they distribute. Or it can be found on our DEP Asbestos website under forms.
>
> No formal inspection is required.
>
> Thank you
>
> Sandy
>
> **From:** Seth Hedstrom [mailto:shedstrom1@gmail.com]
> **Sent:** Wednesday, June 21, 2017 10:20 AM
> **To:** Moody, Sandy J
> **Subject:** Demolition of Garage - Asbestos Inspection Needed?
>
> Hello, I believe I have reviewed all of the documentation related to a demolition permit in the City of Portland but haven't seen absolute confirmation of whether I need an asbestos inspection for my project. I plan to demolish a detached garage built in 1940 on my property at 11 Amherst Street in Portland. There is no insulation, plumbing, or heating in the garage and the roof is a modern asphalt shingle.

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Thank you for confirming this question.

Seth

207-632-0915

Portland, Maine | Yes. Life's good here.

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General Building Permit Application

Project Address: 11 Amherst Street

Tax Assessor's CBL: 130 (Chart #) B004 (Block #) 001 (Lot #) **Cost of Work: $** $500

Proposed use (e.g., single-family, retail, restaurant, etc.): Demolition of detached garage

Current use: Garage - Detached **Past use, if currently vacant:** _____

○ **Commercial** ☒ **Multi-Family Residential** ○ **One/Two Family Residential**

Applicant states in e-mail that this is a two-family building

Type of work (check all that apply):

☐ New Structure	☐ Fence	☐ Change of Ownership - Condo Conversion
☐ Addition	☐ Pool - Above Ground	☐ Change of Use
☐ Alteration	☐ Pool - In Ground	☐ Change of Use - Home Occupation
☐ Amendment	☐ Retaining Wall	☐ Radio/Telecommunications Equipment
☐ Shed	☐ Replacement Windows	☐ Radio/Telecommunications Tower
☑ Demolition - Structure	☐ Commercial Hood System	☐ Tent/Stage
☐ Demolition - Interior	☐ Tank Installation/	☐ Wind Tower
☐ Garage - Attached	☐ Replacement Tank Removal	☐ Solar Energy Installation
☐ Garage - Detatched		☐ Site Alteration

Project description/scope of work (attach additional pages if needed):

Demolition of entire garage structure.

Applicant Name: Seth Hedstrom **Phone:** (207) 632 - 0915

Address: 11 Amherst St, Apt. 2, Portland ME 04103 **Email:** shedstrom1@gmail.com

Lessee/Owner Name (if different): _____ **Phone:** (_____) _____ - _____

Address: _____ **Email:** _____

Contractor Name (if different): _____ **Phone:** (_____) _____ - _____

Address: _____ **Email:** _____

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: Seth Hedstrom Date: Seth Hedstrom

This is a legal document and your electronic signature is considered a legal signature per Maine state law.

Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.

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Requirements for Electronic Submissions

In order to ensure the most expedient review of your application, please meet the requirements below for all electronic submissions:

- **Drawings sheets shall be submitted individually-- each PDF file shall contain no more than one drawing sheet.** Only PDF files are acceptable for plan review, and each file shall not exceed 5MB in size.*

- **Drawing files shall be named based on the drawing sheet number and name.** It is recommended to include a Category/Discipline letter (such as A for Architectural), a sheet number and a descriptive title (e.g., A1 Existing Exterior Elevation).

- **Revised file submissions must use the exact same file name as originally submitted.** The Electronic Plan Review software will recognize this submission as Version 2.

- **Supporting documents shall be submitted as an individual PDF file for each document (these documents may be multi-page PDF files) and named based on the document type** (e.g., "Deed", "Stormwater Report", "Permit Application", etc.). Searchable PDF files are requested for calculations, reports and other supporting documents.

- **A graphic scale or a scale to reference shall be included on each drawing sheet.**

- **Plans prepared by a design professional shall include a Code Analysis sheet**, referencing the Maine Uniform Building and Energy Code and Portland City Code, Chapter 10 – Fire Prevention and Protection, which includes National Fire Protection Association (NFPA) 1, Fire Code and NFPA 101, Life Safety Code. Chapter 10 of the City Code can be viewed at: http://www.portlandmaine.gov/citycode/chapter010.pdf.

- **Files shall be submitted via email to permitting@portlandmaine.gov. The email subject line shall include the project address and type of permit.** Multiple emails may be sent for one project if the files exceed the maximum file size.

- **Submissions should include all required documents and drawings as listed on the appropriate Submission Checklist sheet specific to the type of work being performed.**

For further information and to access PDF versions of this and other forms, visit the Permitting and Inspections Department online at **http://portlandmaine.gov/1728/Permitting-Inspections.**

*To download a free version of Adobe Acrobat Reader, please visit: https://get.adobe.com/reader/

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Electronic Signature and Fee Payment Confirmation

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: portlandmaine.gov/payyourpermit
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

City of Portland
Permitting and Inspections Department
389 Congress Street, Room 315
Portland, Maine 04101

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: Seth Hedstrom Digitally signed by Seth Hedstrom DN: cn=Seth Hedstrom, o, ou, email=shedstrom1@gmail.com, c=US Date: 2017.07.11 21:11:02 -04'00' Date: July 11, 2017

I have provided electronic copies and sent them on: Date: July 11, 2017

NOTE: All electronic paperwork must be delivered to permitting@portlandmaine.gov or with a thumb drive to the office.

If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.