

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that UNIVERSITY OF NEW ENGLAND

Located At 750 STEVENS AVE

Job ID: 2012-06-4350-DEMO

CBL: 145- B-046-001

has permission to Demolish Building to make way for construction of a dental / patient care center 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

[Signature] 7/20/12
Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Jeff Levine, AICP, Director

Job ID: 2012-06-4350-DEMO

Located At: 750 STEVENS AVE

CBL: 145- B-046-001

Conditions of 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 the IBC 2003.

Fire

1. Permit is for demolition only and shall comply with City Code Chapter 10.
2. Fire extinguishers are required per NFPA 1.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.

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PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4349-DEMO

Located At: 746 STEVENS AVE

CBL: 145- B-042-001

Conditions of 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 the IBC 2003.

Fire

Permit is for demolition only and shall comply with City Code Chapter 10.

Fire extinguishers are required per NFPA 1.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Entered 708

2012 06 4350



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: 750 Stevens Avenue		
Total Square Footage of Proposed Structure 39,500sf	Square Footage of Lot: 256,650sf	
Tax Assessor's Chart, Block & Lot: Chart# 145 Block# RECEIVED Lot# 46	Owner: University of New England	Telephone: 283-0170
Lessee/Buyer's Name (If Applicable) JUN 28 2012 Dept. of Building Inspections City of Portland Maine	Applicant name, address & telephone:	Cost Of Work: \$ 5,000 Fee: \$ 70
Current legal use: (i.e. garage, warehouse) <u>Institutional</u> <i>Student housing LAST permit use</i> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: This building is being removed to allow for the construction of a Patient Care Center.		
Contractor's name, address & telephone: <u>Allied Cook Construction, PO Box 1396, Portland Maine 04104</u>		
Who should we contact when the permit is ready: <u>Alan Thibeault</u>		
Mailing address: <u>Univ. of New England</u> Telephone: <u>602-2253</u> <u>11 Hills Beach Rd, Biddeford, ME 04005</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, 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: <i>Alan Thibeault</i>	Date: 06/14/12
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This is not a permit; you may not commence ANY work until the permit is issued.



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: 750 Stevens Ave. Portland, Me	building description: pre-1981 residential with 2-4 units post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other
asbestos survey/inspection performed by: (name & address) BIOS environments 17 Patrick Drive, Westbrook, Me telephone 854-5262	asbestos abatement contractor BIOS Environments 17 Patrick Drive, Westbrook, ME telephone 854-5262
property owner: (name & address) Univ. of New England 11 Hills Beach Rd, Biddeford, ME telephone 283-0170	demolition contractor: (name & address) Allied Cook Construction PO Box 1396, Portland Me telephone 772-2888
demolition start date 07/09/12	demolition end date 07/27/12

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

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT	
Alan Thibeault, AVP for Planning Print Name: Owner/Agent	<i>Alan Thibeault</i> Signature
602-2253 Telephone #	06/14/12 Date
FAX #	

mailed 6/27/12



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Receipts Details:

Tender Information: Check , BusinessName: University of New England, Check Number:
328149

Tender Amount: 70.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 6/28/2012

Receipt Number: 45443

Receipt Details:

Referance ID:	7071	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-06-4350-DEMO - demo building			
Additional Comments: Alan Thibeault			

Thank You for your Payment!

Marge Schmuckal - UNE use research for the Stevens Ave property

From: Marge Schmuckal
To: ALEX JAEGERMAN; Barbara Barhydt ; Shukria Wiar
Date: 1/26/2012 10:22 AM
Subject: UNE use research for the Stevens Ave property

Hi,
This is what I found:

1 College Ave/740 Stevens Ave: The most recent permit was in 1958 and the permit claims it was for a "dwelling" - I assume that is for 1 dwelling. It was not further characterized.

746 Stevens Ave: The most recent permit was for professional offices as a use (Sept., 1994)

750 Stevens Ave: the most recent permit was approved for "student housing".

I hope this helps everyone

Marge

Marge Schmuckal - Re: UNE Demolition permits

From: Alex Jaegerman
To: Barbara Barhydt; Marge Schmuckal; Philip DiPierro; Shukria Wiar
Date: 7/2/2012 1:59 PM
Subject: Re: UNE Demolition permits
CC: Danielle West-Chuhta; Greg Mitchell

I do not recall a letter of non-applicability for housing replacement. However, we have determined that there are two dwellings that are being displaced by the project under the conditional use standards, one to be demolished on Stevens Ave. and one on College Street to be used as a student study and waiting area for the parking shuttle. The other two buildings were determined to be in institutional use prior to June 1, 1983, which is well before the Housing Replacement date of July 1, 2002, so the result is the same for those buildings, i.e. they do not count toward residential loss as per the ordinance. The Housing Replacement ordinance requires loss of three or more qualified dwellings within 5 years, so the loss of these two dwellings does not trigger this ordinance.

This finding should be captured in writing, either a letter to UNE or a memo to file. If time urgent, we can prepare that quickly, but it seems there are other hurdles to overcome. If they ask for a demo permit prior to performance guarantee, we should discuss that.

Alex.

Alexander Jaegerman, FAICP
Planning Division Director
389 Congress Street, Suite 400
Portland, ME 04101

Phone: (207)874-8724

>>> Shukria Wiar 7/2/2012 1:33 PM >>>
Hello:

I have drafted the approval letter for the UNE project and have forwarded to the PB Chairperson for sign off. We will forward that to you when it is finalized. As for the approval regarding the Housing Ordinance, I am not familiar with such an approval letter and will discuss with Barbara when she gets back from vacation.

Planning Division cannot sign off on the demo since we have not received final plans and a performance guarantee has not been posted yet. These items need to be in place before we sign off. Having said this, the applicant can request authorization for site work prior to posting the performance guarantee under Section 14-532. The letter can be addressed to Alex with a full description as to what work they want to do.

Thanks.

Shukria

>>> Marge Schmuckal 7/2/2012 1:03 PM >>>

I have three demo permits for the exiting buildings that UNE wants to demolish to make way for the dental building. I have never received an approval from planning that the Replacement Housing Ordinance was not in effect for these buildings. Can I get a copy of that approval?

Also is it alright for us to issue the building permits for demo?
Marge

Jeanie Bourke - 746 & 750 Stevens Avenue

From: "Monti, Barbara" <monti@unitil.com>
To: Donald McPherson <dmcpherson@portlandmaine.gov>, George Froehlich <gef@p...>
Date: 7/20/2012 12:19 PM
Subject: 746 & 750 Stevens Avenue
CC: "athibeault@une.edu" <athibeault@une.edu>, "Bellemare, Richard" <bellema...>

Good afternoon all,

We are all set on these two buildings for demo. Still need to check on 1 College Street.

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



**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

**FORM
D**

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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:

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	FORM D Page 2 of 2 2011
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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: <u>750 Stevens Avenue</u> <u>Portland, Maine</u>	building description: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) <u>Environmental Safety & Hygiene Assoc., Inc.</u> <u>17 Patrick Drive, Westbrook, Maine</u> telephone: <u>207.854.2711</u>	asbestos abatement contractor <u>BIOS Environments</u> <u>17 Patrick Drive, Westbrook, Maine</u> telephone: <u>207.854.5262</u>
property owner: (name & address) <u>University of New England</u> <u>11 Hills Beach Road, Biddeford, Maine</u> telephone: _____	demolition contractor: (name & address) <u>TBD</u> telephone: _____
demolition start date: <u>TBD</u>	demolition end date: <u>TBD</u>

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

<u>Mark P. Coleman</u> Print Name: Owner/Agent	_____	Title	 Signature
<u>207.854.2711</u> Telephone #	_____	FAX #	<u>June 27, 2012</u> Date

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	FORM D Page 2 of 2 2011
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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: <u>Single Car Garage - UNE Westbrook CC</u> <u>Forest Avenue, Portland, Maine</u>	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) <u>Environmental Safety & Hygiene Assoc., Inc.</u> <u>17 Patrick Drive, Westbrook, Maine</u> telephone: <u>207.854.2711</u>	asbestos abatement contractor <u>N/A</u> telephone: _____
property owner: (name & address) <u>University of New England</u> <u>11 Hills Beach Road, Biddeford, Maine</u> telephone: _____	demolition contractor: (name & address) <u>TBD</u> telephone: _____
demolition start date: <u>TBD</u>	demolition end date: <u>TBD</u>

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.

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I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT	
<u>Mark P. Coleman</u> Print Name: Owner/Agent	_____ Title  Signature
<u>207.854.2711</u> Telephone #	_____ FAX # <u>June 27, 2012</u> Date

7-17-12 G OK to demo after unit sign off
⊕ Advised G.C. of sewer disconnect responsibility

7/20/12 Unit OK JMB