



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

General Building Permit Application

Project Address: 428 Brighton Ave

Tax Assessor's CBL: 177 1001 001 Cost of Work: \$ 7,000.00
Chart # Block # Lot #

Proposed use (e.g., single-family, retail, restaurant, etc.): _____

Current use: Retail / coffee shop Past use, if currently vacant: _____

Commercial Multi-Family Residential One/Two Family Residential

Type of work (check all that apply):

- | | | |
|--|--|---|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Fence | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Pool - Above Ground | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Pool - In Ground | <input type="checkbox"/> Change of Use - Home Occupation |
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Radio/Telecommunications Equipment |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Replacement Windows | <input type="checkbox"/> Radio/Telecommunications Tower |
| <input checked="" type="checkbox"/> Demolition - Structure | <input type="checkbox"/> Commercial Hood System | <input type="checkbox"/> Tent/Stage |
| <input type="checkbox"/> Demolition - Interior | <input type="checkbox"/> Tank Installation/Replacement | <input type="checkbox"/> Wind Tower |
| <input type="checkbox"/> Garage - Attached | <input type="checkbox"/> Tank Removal | <input type="checkbox"/> Solar Energy Installation |
| <input type="checkbox"/> Garage - Detached | | <input type="checkbox"/> Site Alteration |

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

Demo building damaged by truck

Applicant Name: Joe McBonigal Phone: (207) 749-7388

Address: 32 Cross hill Rd Cape Elizabeth Email: joemcg32@gmail.com

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

Address: _____ Email: _____

Contractor Name (if different): Servpro - Jim Francoeur Phone: (207) 807-0165

Address: 9 Hutcherson Dr. Gorham ME Email: Jim.francoeur@servproportland.me

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: [Signature] Date: 1-30-18
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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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:

- Demolition of a Structure Submission Checklist** (this form)
- General Building Permit Application**
- Completion of the Demolition Call List** (see attached)
- Copies of written notices to property owners** of all abutting lots (see Tax Assessor's office for name and address of owner of record)
- A photo of the structure to be demolished**
- 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.)
- Sealed Drain Permit** from the City of Portland Department of Public Works

Work may not commence until the permit is issued.

Demolition Notification

Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

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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: 428 Brighton Ave Portland ME 04103	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: Commercial Single Story
asbestos survey/inspection performed by: (name & address) Serv-Pro of Portland Jim Francoeur 9 Hutcherson Drive Gorham ME 04038 telephone: 207-807-0165	asbestos abatement contractor telephone:
property owner: (name & address) J+R Holdings 32 Cross Hill Rd Cape Elizabeth telephone: 207-749-7388	demolition contractor: (name & address) Phelps Excavation 1325 Bridgton Rd. Westbrook ME telephone: 207-650-8785
demolition start date:	demolition end date:

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

Joseph McBonigal owner Signature
Print Name: Owner/Agent Title
207-749-7388 1-30-18
Telephone # FAX # Date

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.



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

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: _____

A handwritten signature in black ink that reads "John McLooney".

Date: 1-30-18

I have provided electronic copies and sent them on:

Date: 2-2-18

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.



Permitting and Inspections Department
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Demolition Call List & Requirements

Site Address: 428 Brighton Ave

Owner: JTR Holdings 749-7388

Structure Type: Single story commercial

Contractor: Phelps Excavation - 650-8785

Utility Approvals	Phone #	Contact Name	Date
Central Maine Power	1-800-750-4000	<u>lauren R.</u>	<u>1-30-18</u>
Unitil	207-541-2502	<u>Mark Allen</u>	<u>1-31-18</u>
Portland Water District	761-8310	<u>Donna B.</u>	<u>1-31-18</u>
Dig Safe	1-888-344-7233	<u>Robert A.</u>	<u>1-31-18</u>

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

Conf # 20180502983

DEP – Environmental (Augusta) 287-7688 Sandy Moosy 1-31-18

City of Portland:

DPW - Traffic Division 874-8891 Kevin Thomas 1-31-18

DPW - Sealed Drain Permit 874-8822 Rhonda 1-30-18

Historic Preservation 874-8726 Deb Andrews 1-31-18

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: [Signature] Date: 1-31-18

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.

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 Department of Environmental Protection
 Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, ME 04333
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Joseph McBonigal owner Title Signature *Jh McBonigal*

207-749-7388 Telephone # FAX # Date 1-30-18

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THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

PERMISSION IS HEREBY GIVEN TO J & R Holdings name 428 Brighton Ave address

TO OPEN 428 - 428 Brighton Ave @ Stevens Ave

FOR THE PURPOSE OF Demo building, cap sewer line at building

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES" and abide by all provisions of Chapter 6, Plumbing code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTAND MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

COMMENTS/SPECIAL INSTRUCTION

25' x 25' building

Sealed sewer on private property



Christopher C. Branch
Director of Public Services

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purposes of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate	per	Unit	Charge	Paid	Adj	Due
1.000	Sealed Drain	\$50.00		Each	\$50.00	\$50.00	\$0.00	\$0.00
Totals:					<u>\$50.00</u>	<u>\$50.00</u>	<u>\$0.00</u>	<u>\$0.00</u>