

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070543

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAY 25 2007
CITY OF PORTLAND

This is to certify that CARTER JOSEPH F / Paul McMillan

has permission to Demo garage

AT 103 BRADLEY ST 178-G002001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

5/25/07 *Cheryl S. McMillan*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0543	Issue Date:	CBL: 178 G002001
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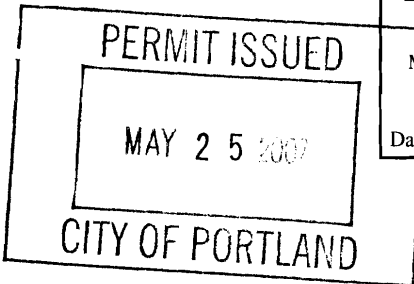
Location of Construction: 103 BRADLEY ST	Owner Name: CARTER JOSEPH F	Owner Address: 103 BRADLEY ST	Phone:
Business Name:	Contractor Name: Paul McAllan	Contractor Address: PO Box 10035 Portland	Phone: 2077800980
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family demo garage	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5-B IRC-2003	

Proposed Project Description: Demo garage	Signature:	Signature: 5/25/07 ELN
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: dmartin	Date Applied For: 05/11/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	Zoning Appeal <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	Historic Preservation <input checked="" type="checkbox"/> Not in District 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
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: 5/22/07	Date:	Date:



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.

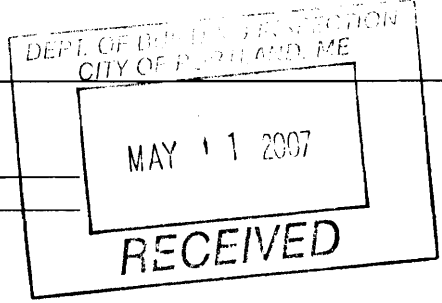
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>103 Brady Street Portland ME</u>		
Total Square Footage of Proposed Structure <u>416</u>		Square Footage of Lot <u>7,400</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Joe Carter</u>	Telephone: <u>776-3232</u> <u>772-7727</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joe Carter 772-7727</u> <u>Paul McAllan 776-3232</u> <u>Contractor</u>	Cost Of Work: <u>8,000</u> Fee: \$ <u>100.00</u>
Current legal use: (i.e. garage, warehouse) <u>Garage, Deck (Single Family)</u> If vacant, what was the previous use? _____ How long has it been vacant?: _____		
Project description: <u>Demo Garage</u>		
Contractor's name, address & telephone: <u>Paul McAllan</u>		
Who should we contact when the permit is ready: <u>Paul McAllan</u>		
Mailing address: <u>PO Box 10035 Portland ME</u> <u>04104</u>		Phone: <u>776-3232</u>



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: <u>Paul M. McAllan</u>	Date: <u>5-11-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

[Handwritten initials]
4796



Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, Me 04333-0017
 Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this "Building Demolition Notification Form" prior to demolition of any building except a single-family home

1) 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.

2) 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.

3) 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.state.me.us/dep/rwm/asbestos/index.htm 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 asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

property address: 103 Brady Street Portland ME 04102	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: Single Family Dwelling
asbestos survey performed by: (name & address)	asbestos inspection performed by: (name of licensed Asbestos Consultant)
telephone:	telephone:
property owner: (name & address) Joe Carter 103 Brady Street Portland ME 04102	demolition contractor: (name & address) Less Wilson and Sons 854-4583 PO Box 1023 Westbrook ME 04092
telephone: 772-7727	telephone:
demolition start date:	demolition end date:

Notification Submitted by: (please print)

Date Submitted

Help save Maine fisheries - Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!



Demolition Call List & Requirements

Site Address: 103 Brady St Portland

Owner: Joe Carter

Structure Type: Attached Garage

Contractor: Paul McAllan

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Tawny since line Dept</u>
Northern Utilities	797-8002 ext 6241	<u>N/A</u>
Portland Water District	761-8310	<u>Dave control center</u>
Dig Safe	1-888-344-7233	<u>Lois willson will call</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>Louy Cote</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C Merritt</u>
Historic Preservation	874-8726	<u>Dot Andrews</u>
Fire Dispatcher	874-8576	<u>✓</u>

Additional Requirements

- ✓ 1) Written Notice to Adjoining Owners
- ✓ 2) A Photo of the Structure(s) to be demolished
- ✓ 3) Certification from an asbestos abatement company
NO Asbestos

DEP – Environmental (Augusta) 287-2651 Sandy Mosby

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: _____ Date: _____

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0543	Date Applied For: 05/11/2007	CBL: 178 G002001
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Location of Construction: 103 BRADLEY ST	Owner Name: CARTER JOSEPH F	Owner Address: 103 BRADLEY ST	Phone:
Business Name:	Contractor Name: Paul McAllan	Contractor Address: PO Box 10035 Portland	Phone (207) 780-0980
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Single Family demo garage	Proposed Project Description: Demo garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/22/2007

Note: **Ok to Issue:**

- 1) PLEASE NOTE: You have not indicated that you wish to rebuild this garage. Separate permits would be required for rebuilding or building a new garage.
- 2) PLEASE NOTE: 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/25/2007

Note: owner must call to verify no gas to bldg. **Ok to Issue:**

- 1) Demolition permit only. No other construction activities allowed.