

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that EDWARD H KERKAM

Located At 42 CALEB ST

Job ID: 2012-06-4188-DEMO

CBL: 188- C-034-001

has permission to Demo and rebuild garage

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 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

**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

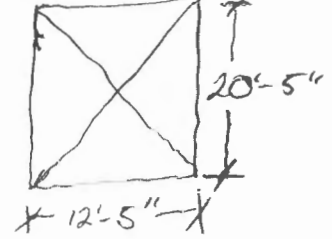
Job No: 2012-06-4188-DEMO	Date Applied: 6/8/2012	CBL: 188- C-034-001	
Location of Construction: 42 CALEB ST	Owner Name: EDWARD & KATHERINE KERKAM	Owner Address: 42 CALEB ST PORTLAND, ME 04102	Phone: 207-828-0105
Business Name:	Contractor Name: Snow Construction, Inc. - Jay Snow	Contractor Address: 144 Watkins Shores Rd., Casco, ME 04015	Phone: 207-671-0319
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family- demolish existing 12' x 24' garage & rebuild in the same footprint & same height except changing roof from hip to gable - new foundation	Cost of Work: 15,000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB
Proposed Project Description: Demo & replace 12' x 24' 1 car garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions 6/18/12 ARM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ARM</i></p>
	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 appication 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

6-20-12 GF EXISTING
LF. Corner bed \rightarrow stockade fence = 11"
LR Corner bed \rightarrow Landscape timbers = 18'-2"



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.**

Required inspections:

Setback/Building location – prior to pouring concrete

Framing & Electrical inspection – prior to covering walls.

Final inspection – Upon completion of work.

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.

R3

2012 06 4 188



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>42 Caleb Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# <u>188</u> Block# <u>C</u> Lot# <u>034</u>	Owner: <u>Katherine + Edward Kerkan</u>	Telephone: <u>207-828-0105</u>
Lessee/Buyer's Name (if Applicable) RECEIVED JUN 08 2012 Dept. of Building Inspections City of Portland Maine	Applicant name, address & telephone: <u>Katherine + Edward Kerkan</u> <u>42 Caleb Street</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>14,500.00</u> Fee: \$ _____
	Current legal use: (i.e. garage, warehouse) <u>garage 1 car</u> If vacant, what was the previous use? <u>DEMO + Debris</u> How long has it been vacant? _____ Project description: <u>Tear down the current falling down garage + replace with a new garage on same footprint with new foundation</u>	
Contractor's name, address & telephone: <u>Jay Snow - 671-0315</u>		
Who should we contact when the permit is ready: <u>Katherine Kerkan / Jay Snow</u>		
Mailing address: <u>42 Caleb St</u> <u>Portland, ME 04102</u>		Telephone: <u>207-828-0105</u>

Electronic files in pdf format are also required

144 Wal

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:	Date: <u>6-8-12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: mastercard, Check Number: 37100

Tender Amount: 170.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 6/8/2012

Receipt Number: 44776

Receipt Details:

Referance ID:	6827	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	170.00	Charge Amount:	170.00
Job ID: Job ID: 2012-06-4188-DEMO - Demo & replace 12' x 24' 1 car garage			
Additional Comments: Jay Snow			

Thank You for your Payment!



Demolition Call List & Requirements

Site Address: 42 Calcb Street

Owner: Katherine + Edward Kerkan

Structure Type: garage

Contractor: Jay Snow

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	
Unitil	1-207-541-2533	<u>Barbara Monti / 4/30/2012</u>
Portland Water District	761-8310	<u>Alicia Chandler / 4/30/2012</u>
Dig Safe	1-888-344-7233	<u>Kathy R / 4/30/2012</u> <u>Reference # 2012-180-1556</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>L Cote / 4/30/12</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C Merritt / 4/30/12</u>
Historic Preservation	874-8726	<u>Deb Landries / 4/30/12</u>
DEP - Environmental (Augusta)	287-2651	<u>Sandy Moody / 4/30/12</u>

Additional Requirements

- 1) Written notice to adjoining owners ✓ 4/30/12
- 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]

Date: 6/5/2012

Kate and Ted Kerkam
42 Caleb Street
Portland, Maine 04102
828-0105 – katherinekerkam@gmail.com

To Our neighbors at:
38 Caleb Street
46 Caleb Street
39 Bradley Street

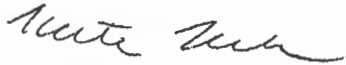
April 30, 2012

VIA HAND DELIVERY

Dear Neighbor,

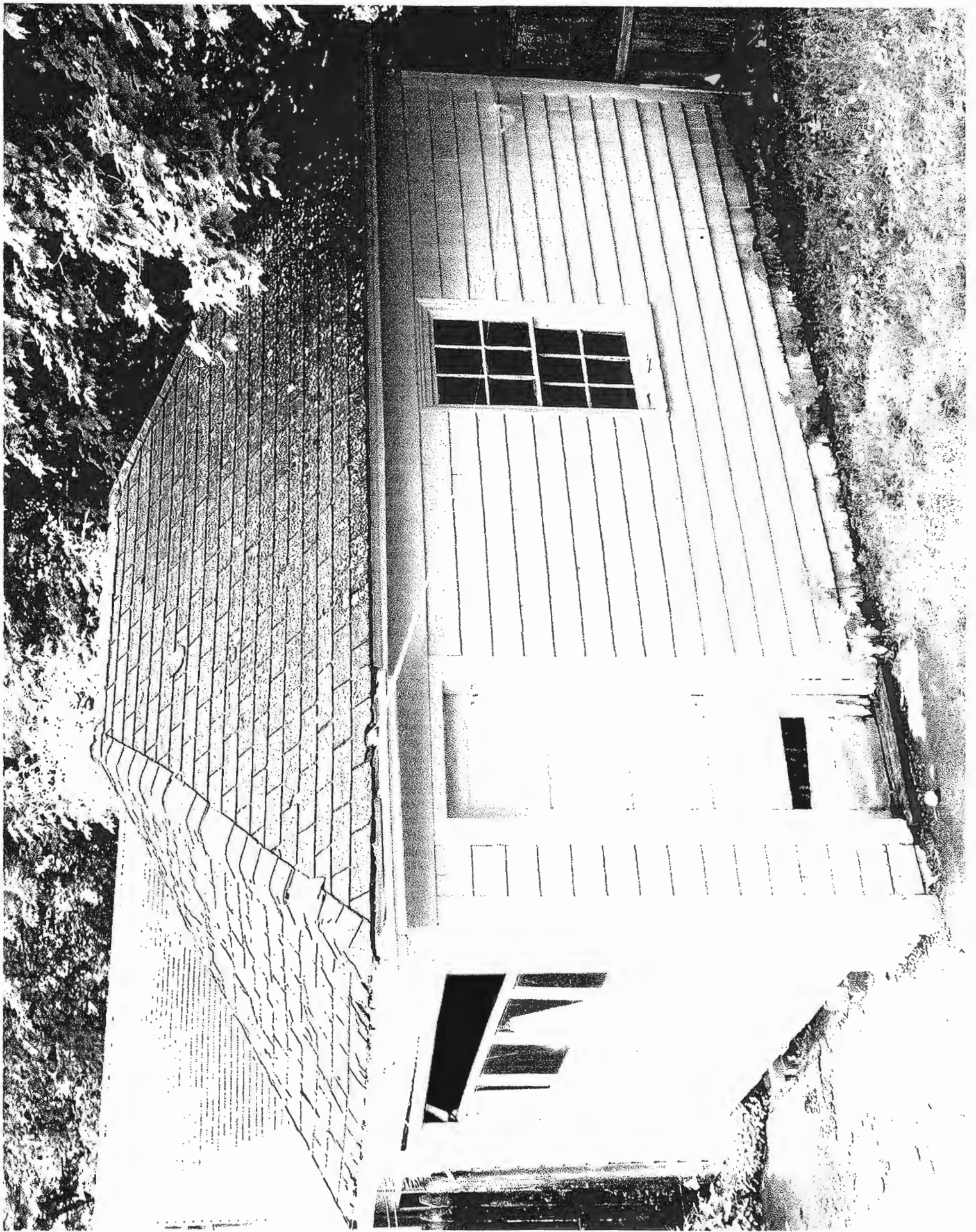
This letter is to inform you that we plan on tearing down and replacing the falling-in garage on our property, located at 42 Caleb Street in Portland, Maine. The City of Portland requires us to notify all abutting landowners, but we also want to be good neighbors, so if you have any questions or concerns, please give us a call or drop me an email.

Sincerely,



Kate Kerkam

cc: City of Portland



THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Classic Title Co.

42 Caleb Street
Portland, Maine

Job Number: 401-51
Inspection Date: 09-12-08
Scale: 1" = 30'

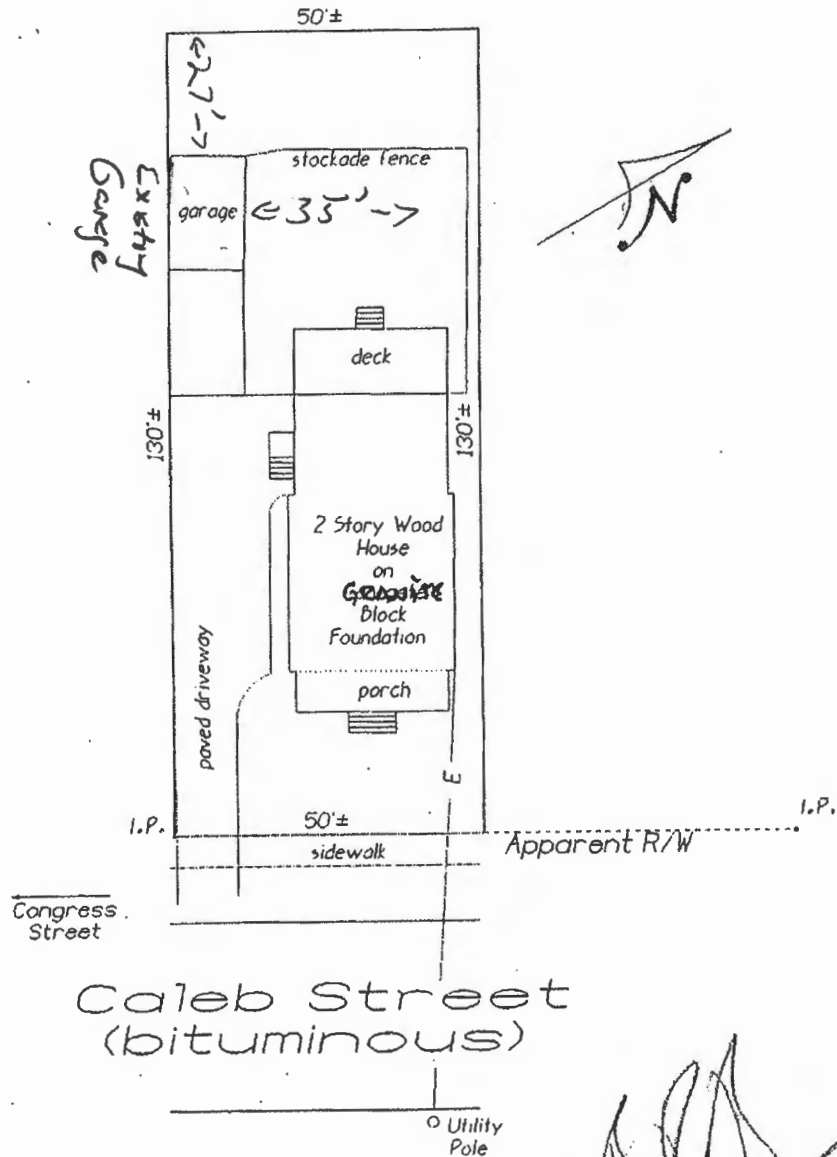
The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B

BUYER: Edward A. &
Katherine A. Kerkam
SELLER: McMillan, Beth M.



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 14 PAGE 50 LOT 18
DEED BOOK 22901 PAGE 83 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by:

June 29, 2011

To whom it may concern;

RE: 42 Caleb St, Portland, Maine

Please accept this letter as a confirmation that Abatement Professionals was hired by Katherine Kerkam to conduct a demolition impact survey at the Garage located at 42 Caleb St. Portland, Maine on April 30, 2012.

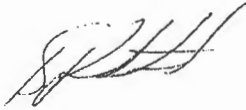
The object of this survey is to sample suspect materials that may contain asbestos before demolition is started.

- There were **NO** suspect materials noted from the site.

Therefore, as of today May 1, 2012 the property has been cleared of any asbestos and ready for the next phase of development.

If you have any questions please feel free to contact my office at 207-773-1276 ex 204.

Sincerely



Kyle Rickett
Vice President

Enclosures

KR/ser

**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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2011

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

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>42 Caleb St</u> <u>Portland, Maine 04103</u>	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input checked="" type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) <u>Kyle Rickett</u> <u>Abatement Professionals Corp</u> telephone: <u>207-773-1276</u>	asbestos abatement contractor <u>Same</u> telephone: _____
property owner: (name & address) <u>Katherine Kerkam</u> <u>42 Caleb St Portland, Maine</u> telephone: <u>207-828-0105</u>	demolition contractor: (name & address) _____ telephone: _____
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.

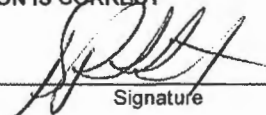
Prior to issuing a local demolition permit, the MDEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has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

Kyle Rickett
Print Name: Owner/Agent

Vice Presidency
Title


Signature

207-773-1276
Telephone #

772-1203
FAX #

5/1/12
Date

← 24' →

12" Soffit
Overhang

6" Fibermat
Slabs

↑ 12' ↓

Ridge Line

5/12 Truss Roof
24" O.C. (see Attached specs)

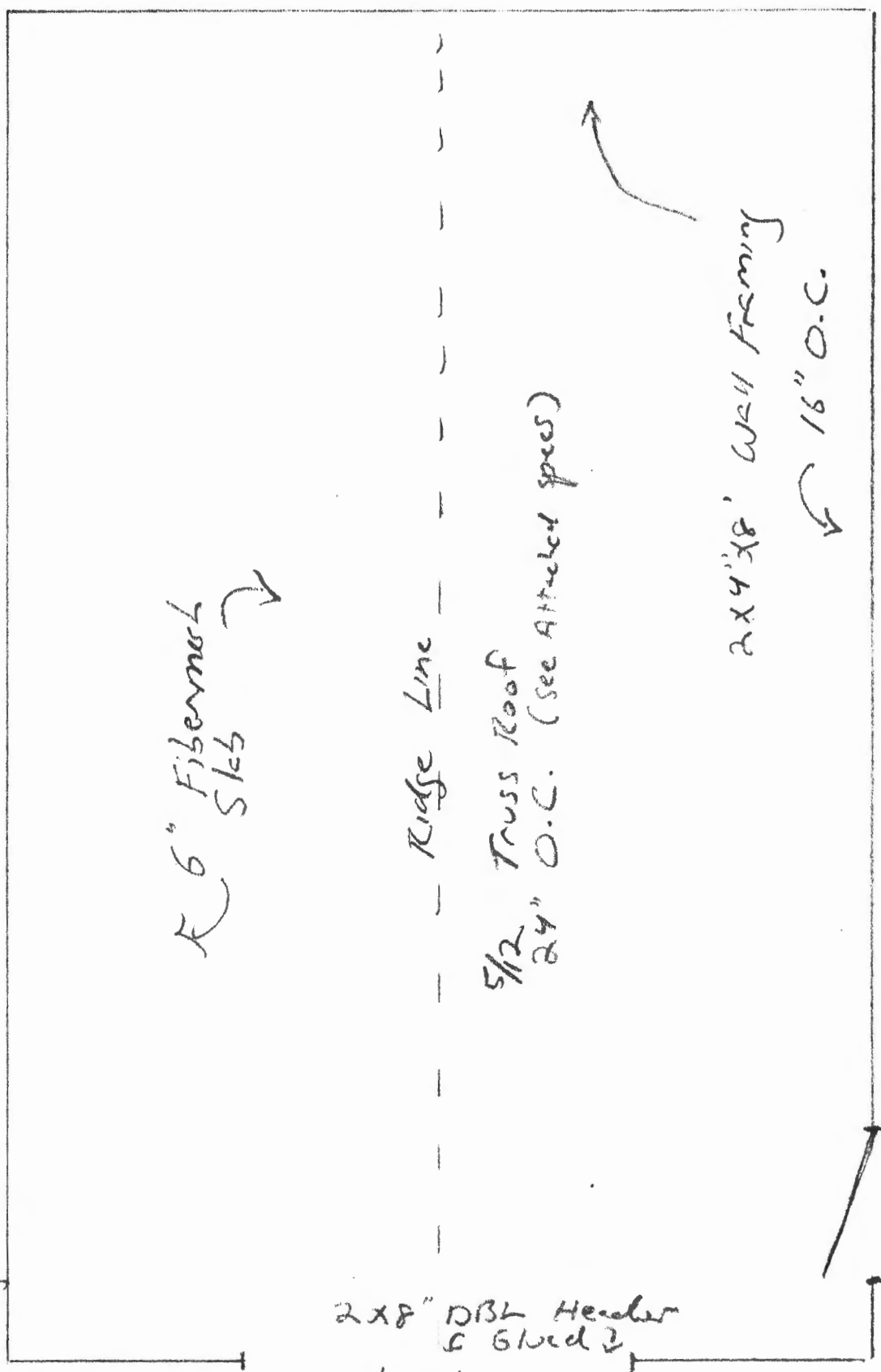
2x4's Wall Framing

16" O.C.

7/16" Wall Sheathing

2x8" DBL Header
6 Glued
8' x 7'
Overhead Door

2x6
Door



5/8" Roof
sheathing →

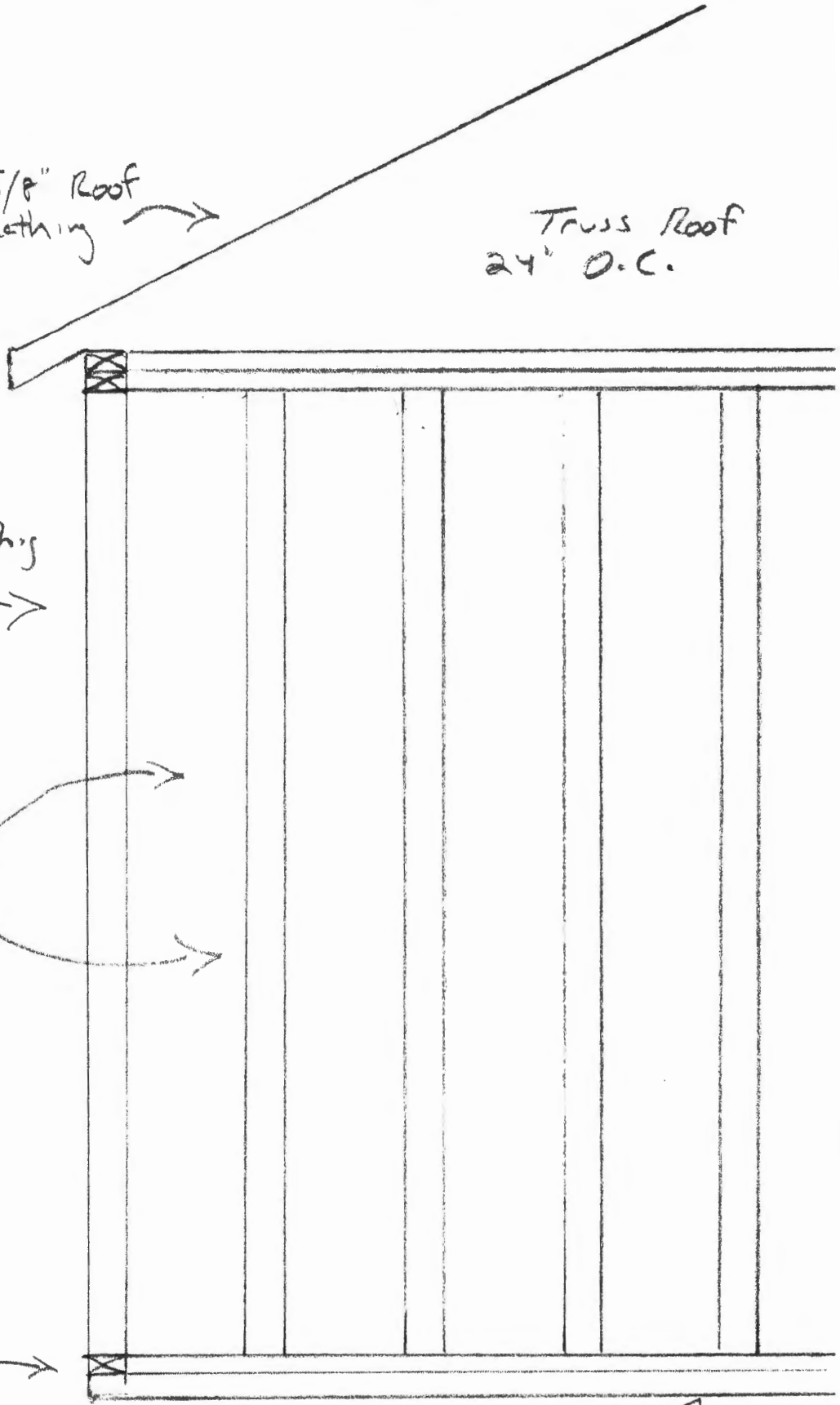
Truss Roof
24" O.C.

7/16"
Wall Sheathing
↪

Framing
16" O.C.
↪

PT 2x4"
Plates
↪

↪ 6" S/S ↪





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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4188-DEMO

Located At: 42 CALEB ST

CBL: 188- C-034-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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. The roof is being changed from a hip roof to a gable roof but the height is remaining the same. 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.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

A minimum of ½" diameter anchor bolts must be installed within 12" of each corner and maximum 6'-0" oc.