

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 071263

Please Read Application And Notes, if Any, Attached

This is to certify that WAYNELETE SCHOOL /C Movers
has permission to Move house to 95 Westland
AT 184 OSGOOD ST 198 D003001

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 written permission procured before this building or part thereof is loaded or occupied. CLOSED-IN. HOURS 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

Thomas W. Markley 10/24/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED
FEB 12 2008
CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1263	Issue Date:	CBL: 198 D003001
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Location of Construction: 184 OSGOOD ST	Owner Name: WAYNFLETE SCHOOL	Owner Address: 360 SPRING ST	Phone:
Business Name:	Contractor Name: Copp Movers	Contractor Address: 17 Upper Methodist Road Cumberland	Phone 2078293570
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: RS/RPZ

Past Use: Single Family Home	Proposed Use: Vacant Land- Move house to 95 Westland Ave See Permit# 07-1266	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Move house to 95 Westland Ave	Signature:	Signature: <i>Jim 10/29/07</i>
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: ldobson	Date Applied For: 10/04/2007	Zoning Approval		
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<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 information may invalidate a building permit and stop all work..</p>	<p align="center">Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 10/26/07 <i>ABM</i>	<p align="center">Zoning Appeal</p> <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 Date: _____	<p align="center">Historic Preservation</p> <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 <i>ABM</i> Date: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1263	Date Applied For: 10/04/2007	CBL: 198 D003001
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Location of Construction: 184 OSGOOD ST	Owner Name: WAYNFLETE SCHOOL	Owner Address: 360 SPRING ST	Phone:
Business Name:	Contractor Name: Copp Movers	Contractor Address: 17 Upper Methodist Road Cumberland	Phone (207) 829-3570
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Vacant Land- Move house to 95 Westland Ave See Permit# 07-1266	Proposed Project Description: Move house to 95 Westland Ave
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/26/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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: Tom Markley	Approval Date: 10/29/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			

Comments:
10/26/2007-amachado: Gave permit to Lannie to schedule the predemolition inspection.



Waynflete

Waynflete School
360 Spring Street
Portland, Maine 04102-3643
207.774.5721
Fax: 207.772.4782
www.waynflete.org

October 2, 2007

Re: Property located at 184 Osgood Street

To Whom It May Concern:

This letter is to provide assurance to the City of Portland that Waynflete School has a plan in place to fill the open foundation and cap the sewer pipe at 184 Osgood Street after the house is moved to a new location by Stuart Carter. Specifically the School has contracted with North Yarmouth Construction to collapse the foundation walls, fill the hole, reseed the area and cap the sewer pipe. Please note that in previous inspections we have not located a septic system. If there is any gap in time between the house removal and the filling in of the foundation, (which we do not anticipate) the School will take appropriate measures to secure the site through fencing and signage.

Please let me know if you have any questions or need additional information to facilitate Mr. Carter's permitting process.

Sincerely,

Anne C. Hagstrom
Director of Finance and Operations

Cc: Peter Van Hemel, Esq. Bernstein, Shur, Sawyer, and Nelson
Betts Armstrong, President, Waynflete Board of Trustees





Waynflete

Waynflete School
360 Spring Street
Portland, Maine 04102 3643
207.774.5721
Fax: 207.772.4782
www.waynfletc.org

September 5, 2007

To Whom It May Concern:

This letter is to certify that the Waynflete Board of Trustees voted on August 23, 2007 to sell the house (only) located at 184 Osgood Street. The motion, which passed unanimously, was as follows:

TO APPROVE THE SALE AND TRANSFER OF THE HOUSE (ONLY) LOCATED AT 184 OSGOOD STREET FOR \$1.00 ON THE CONDITION THAT THE BUYER MOVES THE HOUSE TO A LOCATION IN THE CITY OF PORTLAND AT THE BUYER'S SOLE RISK AND EXPENSE.

Please be further advised that Waynflete School has agreed to sell the aforementioned house to Stuart Carter of Portland, Maine provided he can obtain the necessary local and state approvals. The School will execute a deed of transfer at the time of conveyance.

Please let me know if you have any questions or need additional information to facilitate Mr. Carter's permitting process.

Sincerely,

Anne C. Hagstrom
Director of Finance and Operations

Cc: Peter Van Hemel, Esq. Bernstein, Shur, Sawyer, and Nelson
Betts Armstrong, President, Waynflete Board of Trustees





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: 184 OSGOOD ST. PORT ME 04102		
Total Square Footage of Proposed Structure 1,600	Square Footage of Lot 3,582	
Tax Assessor's Chart, Block & Lot Chart# 198 Block# D Lot# 003 007	Owner: WAYNE FLEET SCHOOL	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: R. STUART CARTER III 95 WESTLAND AVE. PORT ME 04102	Cost Of Work: \$ 18,000.- Fee: \$ 200.00
Current legal use: (i.e. garage, warehouse) <u>SINGLE FAMILY HOME</u> If vacant, what was the previous use? <u>SINGLE FAMILY RENTAL</u> How long has it been vacant?: <u>8</u> MO.		
Project description: THIS HOUSE IS TO BE LIFTED FROM ITS FOUNDATION AND MOVED TO A NEW FOUNDATION ON CARIBOU ST. BUILDING MOVERS, COOP & SONS 17 UPPER METHODIST RD CMA ME		
Contractor's name, address & telephone: CELL 829-3570		
Who should we contact when the permit is ready? Mailing address: 95 WESTLAND AVE. PORT, ME 04102	R. STUART CARTER Phone: 832-9395	DEPT. OF PLANNING & INSPECTION CITY OF PORTLAND, ME OCT - 4 2007

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:	Date: 10/2/07
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This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 184 OSGOOD ST. PORT

Owner: WAYNE FLEET / STUART CARTER

Structure Type: SINGLE FAMILY HOME

Contractor: COPP + SONS

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	ORDER# - 3-340023 GEORGE - 9/25/07
Northern Utilities	797-8002 ext 6241	N/A -
Portland Water District	761-8310	JAN - 9/21/07
Dig Safe	1-888-344-7233	#20073904125 9/25/07

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

DPW/ Traffic Division (L. Cote)	874-8891	LUCY COTE - 9/25/07
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	C MERRITT - 10/2/07
Historic Preservation	874-8726	SCOTT - 10/2/07
Fire Dispatcher	874-8576	JEM - 9/25/07

Additional Requirements

- 1) Written Notice to Adjoining Owners **NONE**
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta) 287-2651 SANDY MOODY - 10/2/07

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: 10/2/07

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



Demolitions and Asbestos

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons, who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.* The following check-off list can be used.

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
- D) _____ Municipality faxed (or Mailed) BDF Form to DEP at 287-7826

3) What Are The Rules?

Simply stated state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form has two parts which need to be filled out by the applicant. The first section of the Form, Per-Demolition Building Inspection.



**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)

<i>property address:</i>	<i>building description:</i> <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
<i>asbestos survey performed by: (name & address)</i>	<i>asbestos inspection performed by: (name of licensed Asbestos Consultant)</i>
<i>telephone:</i>	<i>telephone:</i>
<i>property owner: (name & address)</i>	<i>demolition contractor: (name & address)</i>
<i>telephone:</i>	<i>telephone:</i>
<i>demolition start date:</i>	<i>demolition end date:</i>

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!

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 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.

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 (ASHERA - 40 CFR Part 763), the National Emissions 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 ASHERA 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/rwm/asbestos/index.htm

Written correspondence should be sent to:
Lead & Asbestos Hazard Prevention Program
Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017

