

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that CYNTHIA L MCALLISTER

Located At 34 CASTINE AVE.

Job ID: 2011-07-1809-DEMO

CBL: 309 - - E - 015 - 001 - - - -

has permission for an after-the-fact demolition of a garage for vacant land.

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

08/01/2011

\_\_\_\_\_  
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**



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-07-1809-DEMO

Located At: 34 CASTINE

CBL: 309 - - E - 015 - 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 2009.
2. 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.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

1. Pre-Demolition
2. Final Inspection

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.

309-E-15



# 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>40 Castine Ave, Portland, ME</u>		
Total Square Footage of Proposed Structure <u>1344</u>	Square Footage of Lot <u>659059ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>309</u> Block# <u>E</u> Lot# <u>15</u> <u>+ a portion of Lot 17</u>	Owner: <u>D.A. Brackett Inc</u>	Telephone: <u>207-772-8629</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Same as owner</u>	Cost Of Work: <del>5000</del> <u>500.00</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>vacant</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: <u>tear down old garage</u>		
Contractor's name, address & telephone: <u>D.A. Brackett 84 Country Lane Port. ME 772-8629</u>		
Who should we contact when the permit is ready: <u>D.A. Brackett (Dwight Brackett)</u> Mailing address: <u>Same</u> Telephone: <u>772-8629</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](http://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: [Signature] Date: 7/22/11

This is not a permit; you may not commence ANY work until the permit is issued.

Revised 06-21-2011

RECEIVED  
JUL 27 2011

Dept. of Building Inspections  
City of Portland Maine





# Demolition Call List & Requirements

Site Address: 40 Castine Ave

Owner: D.A. Brackett FR

Structure Type: garage

Contractor: Same

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>N/A</u>
Unidil	1-207-541-2533	<u>N/A</u>
Portland Water District	761-8310	<u>N/A</u>
Dig Safe	1-888-344-7233	<u>N/A</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	_____
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	_____
Historic Preservation	874-8726	_____
DEP - Environmental (Augusta)	287-2651	_____

### Additional Requirements

- 1) Written notice to adjoining owners
- 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 - N/A
- 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: 7/22/11

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

D.A. Brackett Inc.  
84 Country Lane  
Portland, ME. 04103

July 26, 2011

Scott Anderson  
Cara MacBurne  
31 Wynden Street  
Portland, ME 04103

Re: Demolition of Garage

Dear Mr. Anderson & Ms. MacBurne:

We are informing you, as abutters, that we have demolished the garage located at 40 Castine St., Portland, ME. Demolition was in compliance with the City of Portland's approval for a building permit for a single family home to be constructed upon this site.

Sincerely,



Dwight Brackett

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JUL 27 2011  
Dept. of Building Inspections  
City of Portland, ME

D.A. Brackett Inc.  
84 Country Lane  
Portland, ME. 04103

July 26, 2011

Cynthia McAllister  
POB 874  
Sabattus, ME. 04280

Re: Demolition of Garage

Dear Ms. McAllister:

We are informing you, as an abutter, that we have demolished the garage located at 40 Castine St., Portland, ME. Demolition was in compliance with the City of Portland's approval for a building permit for a single family home to be constructed upon this site.

Sincerely,

A handwritten signature in black ink, appearing to read "Dwight Brackett", written over a horizontal line.

Dwight Brackett

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JUL 27 2011  
Dept. of Building Inspections  
City of Portland Maine

D.A. Brackett Inc.  
84 Country Lane  
Portland, ME. 04103

July 26, 2011

Jennifer Bishop  
John Bishop  
POB 51  
Brownville, ME 04414

Re: Demolition of Garage

Dear Mr. & Mrs. Bishop:

We are informing you, as abutters, that we have demolished the garage located at 40 Castine St., Portland, ME. Demolition was in compliance with the City of Portland's approval for a building permit for a single family home to be constructed upon this site.

Sincerely,



Dwight Brackett

RECEIVED

JUL 27 2011

Dept. of Building Inspections  
City of Portland, Maine



DW/HT  
756-0687

D.A. Brackett Inc.  
84 Country Lane  
Portland, ME. 04103

July 26, 2011

Erin Morey  
19 Brandon Street  
Portland, ME 04103

Re: Demolition of Garage

Dear Ms. Morey:

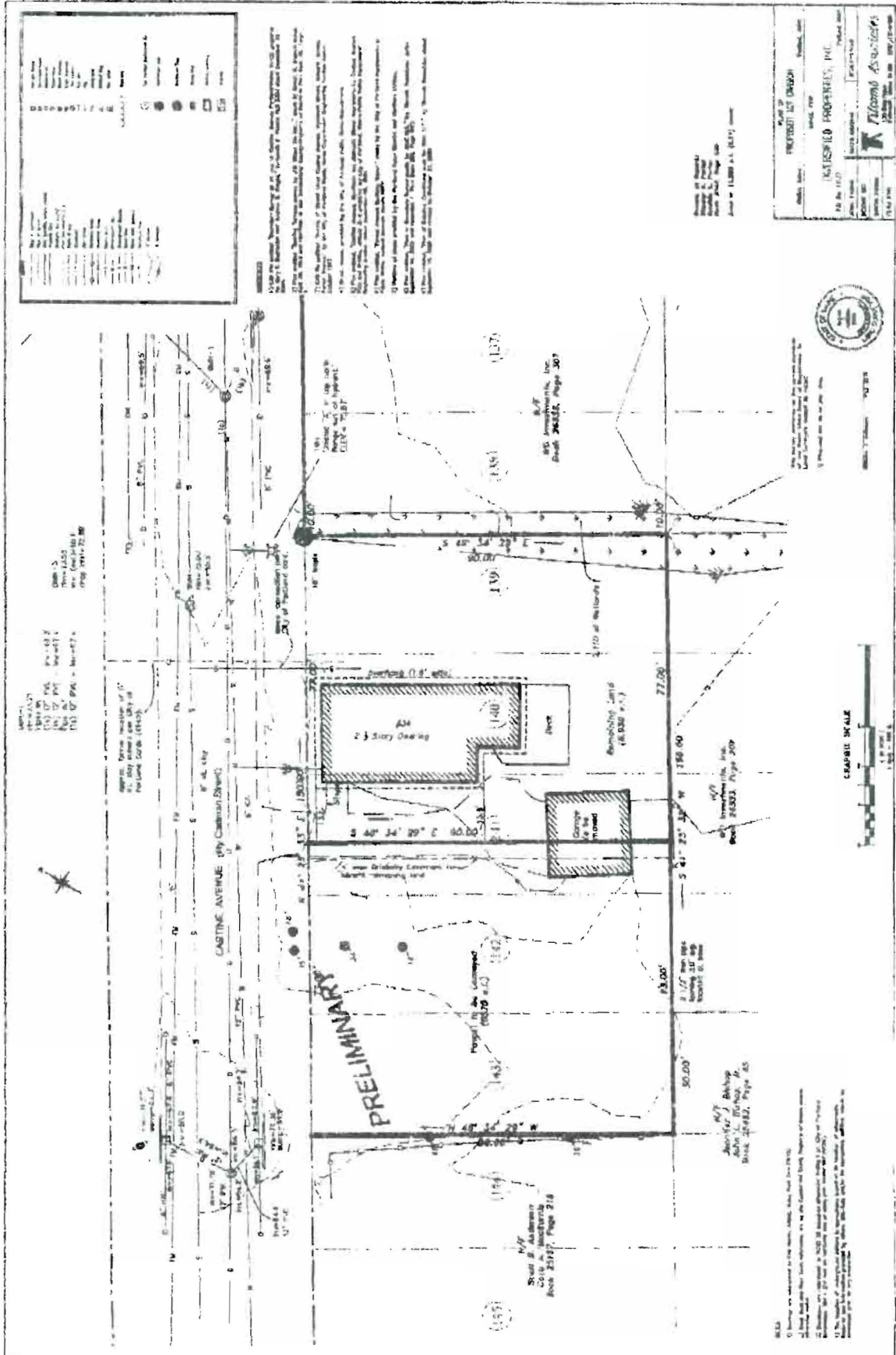
We are informing you, as an abutter, that we have demolished the garage located at 40 Castine St., Portland, ME. Demolition was in compliance with the City of Portland's approval for a building permit for a single family home to be constructed upon this site.

Sincerely,



Dwight Brackett

RECEIVED  
JUL 27 2011  
Dept. of Building Inspections  
City of Portland Maine



## Jonathan Rioux - RE: 34 Castine Ave

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 8/1/2011 1:46 PM  
**Subject:** RE: 34 Castine Ave  
**CC:** Tammy Munson <TMM@portlandmaine.gov>

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Jonathan,

We are all set for this location. There are no gas services or mains on Castine Avenue.

barb

**From:** Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]  
**Sent:** Friday, July 29, 2011 1:16 PM  
**To:** Monti, Barbara  
**Cc:** Tammy Munson  
**Subject:** RE: 34 Castine Ave

The Owner already demolished the garage without benefit of a building permit. Can you let me know if Until is all set with this location/ demo.? JGR

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.27. 20 11

Received from Derrick Brunkitt

Location of Work 18 1/2 Cedar Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (IL) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other Down

CBL: 308-5-31

Check #: 11496 Total Collected \$ 30

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy