

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that GARY R BALDWIN

Located At 163 MAINE AVE

Job ID: 2012-10-5215-DEMO

CBL: 406- H-007-001

has permission to Demolition of the existing garage & rebuild a 20' x 24' garage (Single Family Residence), 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

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

11/01/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## 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. Footings/ Setbacks
  3. Close-In: Electrical, Framing, Plumbing
  4. 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.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5215-DEMO

Located At: 163 MAINE AVE

CBL: 406- H-007-001

## 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. 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**

1. **Unitil is required to be on site prior to the start of any demolition work.**
  - a. Note: contact Sam Murray, Damage Prevention Project Leader @ 207-541-2533.
2. 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 (MUBEC).
3. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

4. See table below for 1 hour fire-resistance rating requirements for the proposed garage wall- three feet from the property line.

TABLE R302.1  
EXTERIOR WALLS

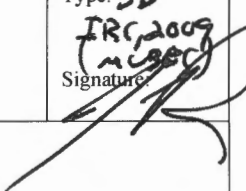
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

For SI 1 foot = 304.8 mm  
N/A = Not Applicable

- 5.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-10-5215-DEMO	Date Applied: 10/18/2012	CBL: 406- H-007-001 & 406 -H-008	
Location of Construction: 163 MAINE AVE	Owner Name: GARY & MARTHA BALDWIN	Owner Address: 163 MAINE AVE  PORTLAND, ME 04103	Phone:  207-797-0344
Business Name:	Contractor Name: Paul Kennedy Property Solutions, LLC	Contractor Address: 74 Best St Portland ME 04103	Phone:  (207) 632-6098
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone:  R-3
Past Use:  Single family	Proposed Use:  Same - single family - demolish existing 20' x 24' detached garage & rebuild it in same footprint	Cost of Work: 26000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	Inspection: Use Group: <i>RS</i> Type: <i>SB</i> <i>IR, 2009</i> <i>(MURPHY)</i> Signature: 
Proposed Project Description: Demolition & rebuild of 20'x24' garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

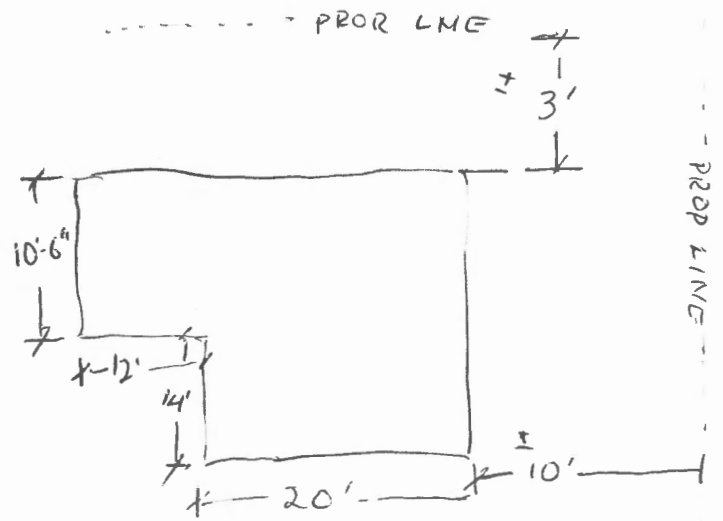
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>DEW/conditions</i> <i>10/19/12 ABU</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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  Date: <i>ABU</i>
	<b>CERTIFICATION</b>		

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

10-23-12 GF

OK DEMO  
CALL WHEN READY  
PAUL 632-6098  
BARB MONTI



10-25-12 GF

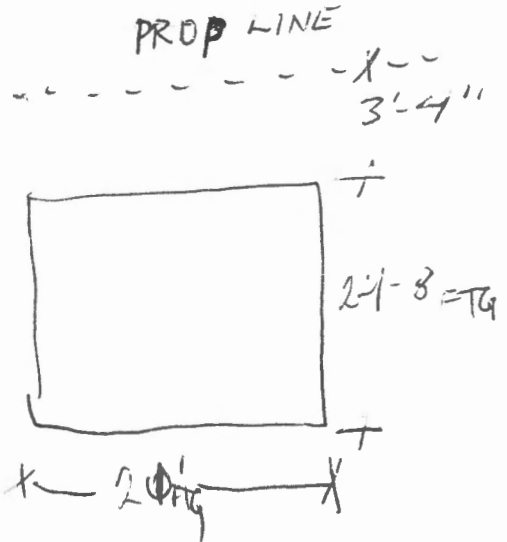
NEED GAS LINE RELOCATED  
FROM LATERAL BEFORE  
SLAB REMOVAL

MARK ALLEN - UNITIL 541-2502

11-6-12 GF

OK - POUR

11-27-12 GF/PKL OK  
CLOSE IN



12-3-12 GF

FINAL OK  
NO FP REQUIRED

CLOSED



R3 2012 10 5<sup>215</sup> 66  
entered electronic file

# 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: 163 MAINE AVE PORTLAND MAINE 04103		
Total Square Footage of Proposed Structure 480 sq. ft.		Square Footage of Lot: 5288 sq. ft. + 1071 = 6299 sq. ft.
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 406 H 007 406 H 008	Owner: Gary and Martha Baldwin	Telephone: 207-797-0344
Lessee/Buyer's Name (If Applicable)  NA	Applicant name, address & telephone: Gary and Martha Baldwin 163 Maine Avenue Portland, Maine 04103 207-797-0344	Cost Of Work: \$ 3800.00 Fee: \$ <del>50.00</del> <u>Cost of work total 25,500.00</u>
Current legal use: (i.e. garage, warehouse) GARAGE Single Family If vacant, what was the previous use? How long has it been vacant?		
Project description: DEMOLITION AND REBUILD OF GARAGE 20' X 24'		
Contractor's name, address & telephone: PAUL KENNEDY PROPERTY SOLUTIONS LLC 74 BEST STREET PORTLAND MAINE 04103 207-632-6098		
Who should we contact when the permit is ready: GARY AND MARTHA BALDWIN		
Mailing address: 163 MAINE AVENUE PORTLAND MAINE 04103		Telephone: 207-797-0344 (H) 207-756-4724 (C) 207-632-6098 (CONTRACTOR)

Electronic files in pdf format are also required

RECEIVED

OCT 18 2012

Met w/  
Jon. R.

Information outlined in the Demolition call list. Failure to do so is a violation of your permit.

Dept. of Building Inspections  
City of Portland, Maine

If you do not understand the full scope of the project, the Planning and Development Department may assist you. For further information or to download copies of this form and other documents, please 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: Martha Baldwin	Date: 10-17-2012
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This is not a permit; you may not commence ANY work until the permit is issued.



# General Building 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>163 MAINE AVENUE PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>480 SQ FT</u>	Square Footage of Lot <u>6299 SQ FT</u>	Number of Stories <u>NA</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>406          H            7</u> <u>406          H            8</u>	Applicant: (must be owner, lessee or buyer) Name <u>Gary + Martha Baldwin</u> Address <u>163 MAINE AVE</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-797-0344 (H)</u> <u>207-756-4724 (C)</u>
Lessee/DBA  <u>NA</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>21,700.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>GARAGE - Single Family</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>GARAGE Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REBUILD GARAGE</u>		
Contractor's name: <u>PAUL KENNEDY</u>		Email: <u>SWTPAK@MSN.COM</u> <u>mbaldwin@maine.no.com</u>
Address: <u>74 BEST STREET</u>		
City, State & Zip <u>PORTLAND ME 04103</u>		Telephone: <u>207.632.6098</u>
Who should we contact when the permit is ready: <u>Gary + Martha Baldwin</u>		Telephone: <u>207.797.0344 (H)</u> <u>207.756.4724 (cell)</u>
Mailing address: <u>163 MAINE AVE PORTLAND MAINE 04103</u>		

Please submit all of the information outlined on the applicable checklist. 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.

and 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: Martha Baldwin Date: October 16, 2012

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





# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

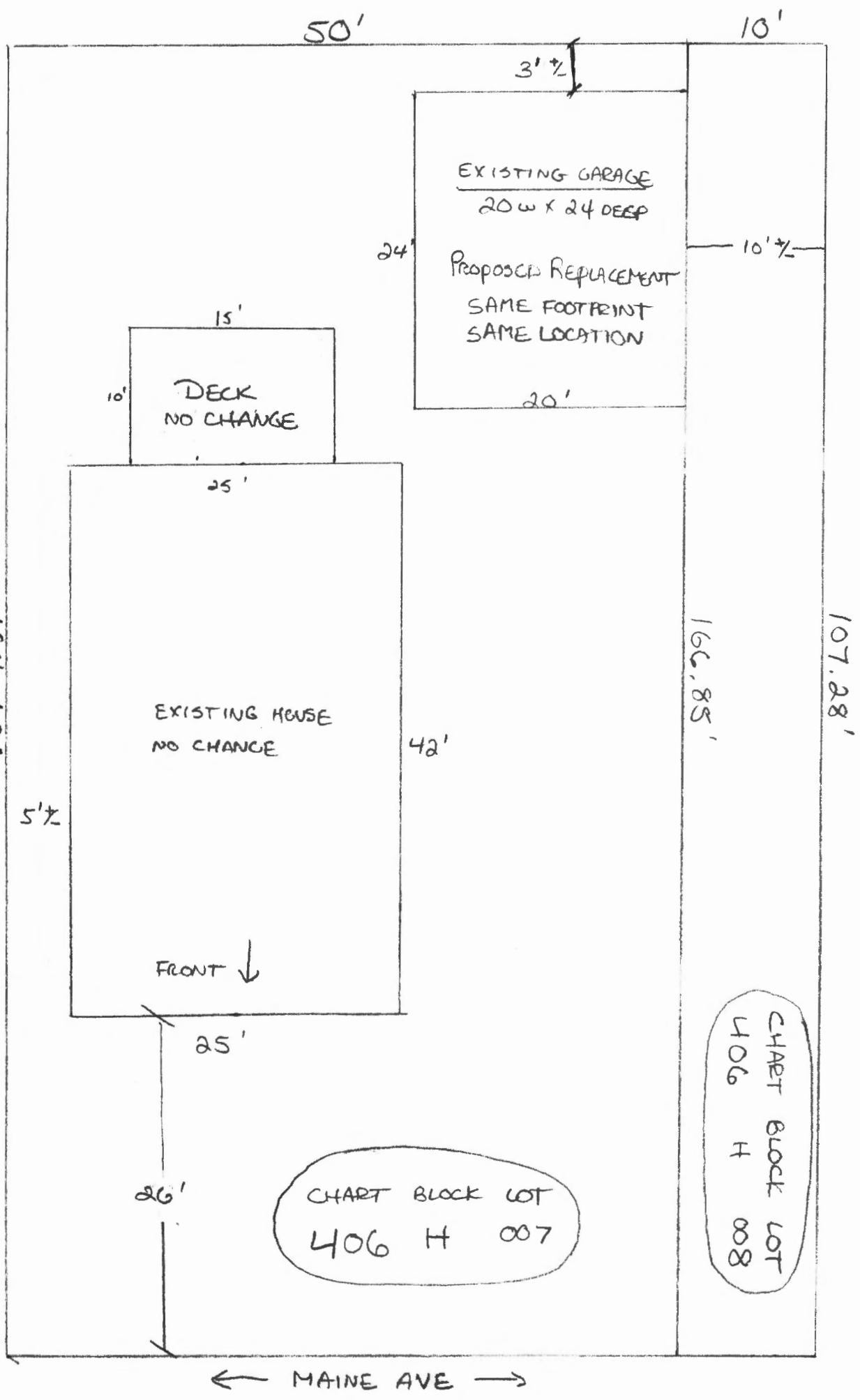
**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

163 MAINE AVE - PLOT PLAN



**Jonathan Rioux - RE: 163 Maine Ave, Portland**

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**From:** "Paul Kennedy (Property Solutions LLC)" <paul.andrew.kennedy@gmail.com>  
**To:** <gef@portlandmaine.gov>, "Donald McPherson" <dmcpherson@portlandmaine....>  
**Date:** 10/26/2012 5:58 AM  
**Subject:** RE: 163 Maine Ave, Portland  
**CC:** <swtpak@msn.com>, "Bellemare, Richard" <bellemare@unitil.com>, "Murra..."

---

George,

As indicated below, Sam, Rick, Scott Dugas (excavator) and I have a good plan for getting the gas line handled.

Let me know if there is anything else I can provide to finalize the demo side of things.

Jeanie, Jon, Don & Paul – Please do not hesitate to contact me if I can clarify/provide anything on the construction side of the permit application. My customer filed the application, but I am handling it from here.

Thanks all  
Paul

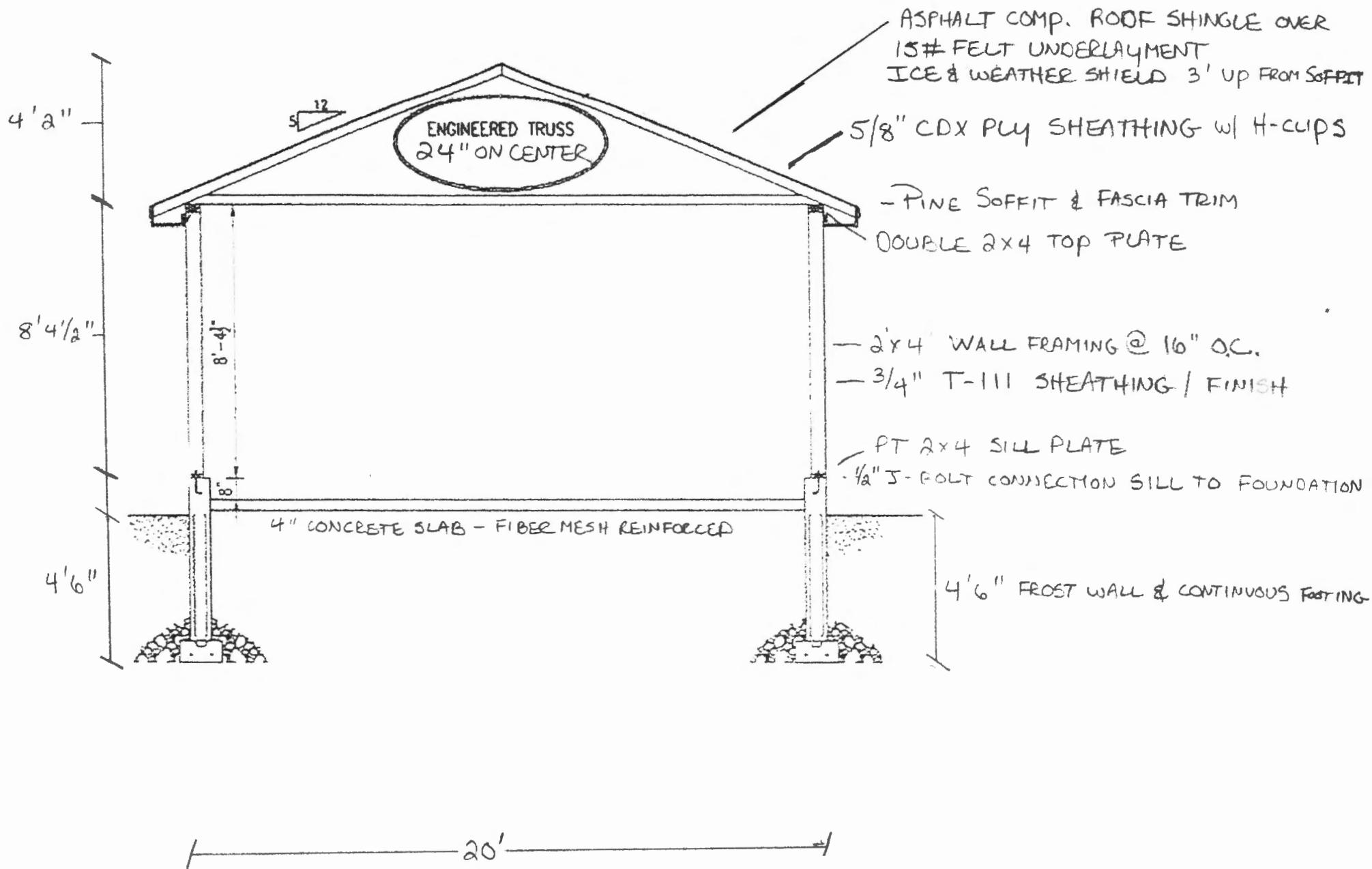
Paul Kennedy  
Property Solutions LLC  
207.632.6098  
[paul.andrew.kennedy@gmail.com](mailto:paul.andrew.kennedy@gmail.com) (*\*\*new email address\*\**)

**From:** Murray, Samuel [mailto:murray@unitil.com]  
**Sent:** Thursday, October 25, 2012 3:28 PM  
**To:** gef@portlandmaine.gov; Donald McPherson; Jeanie Bourke; Jonathan Rioux; Paul Fagone  
**Cc:** Allen, Mark; swtpak@msn.com; Bellemare, Richard  
**Subject:** 163 Maine Ave, Portland

George, Rick Bellemare and I have met with Paul Kennedy on site and the only way that we are able to get a machine on the property to relocate the gas service away from the existing garage is to have the building down. At that time Unitil work with the excavator to coordinate relocating the gas service so that they may safely remove the foundation and install the new foundation. Any other questions feel free to contact myself or Rick.

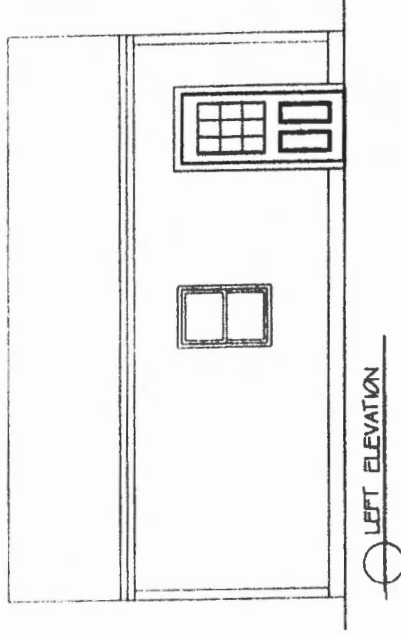
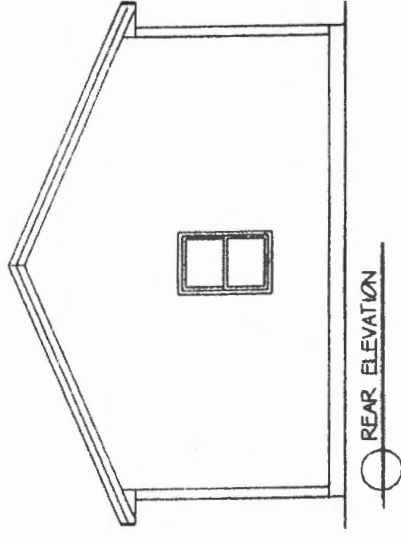
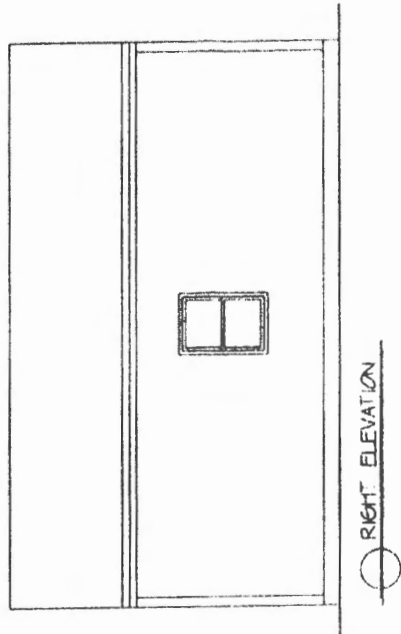
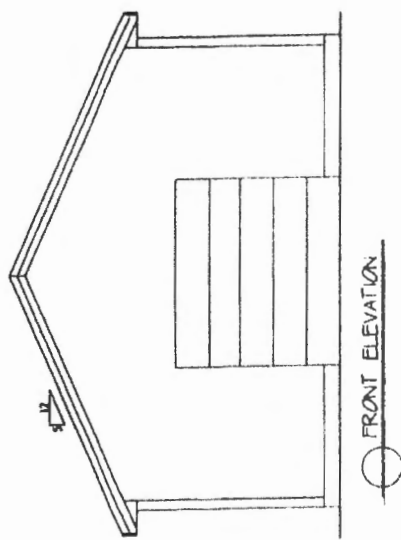
Sam Murray  
Damage Prevention  
Project Leader, Gas  
C- 978-423-8534  
O- 207-541-2528

# 163 MAINE AVE - GARAGE RECONSTRUCTION



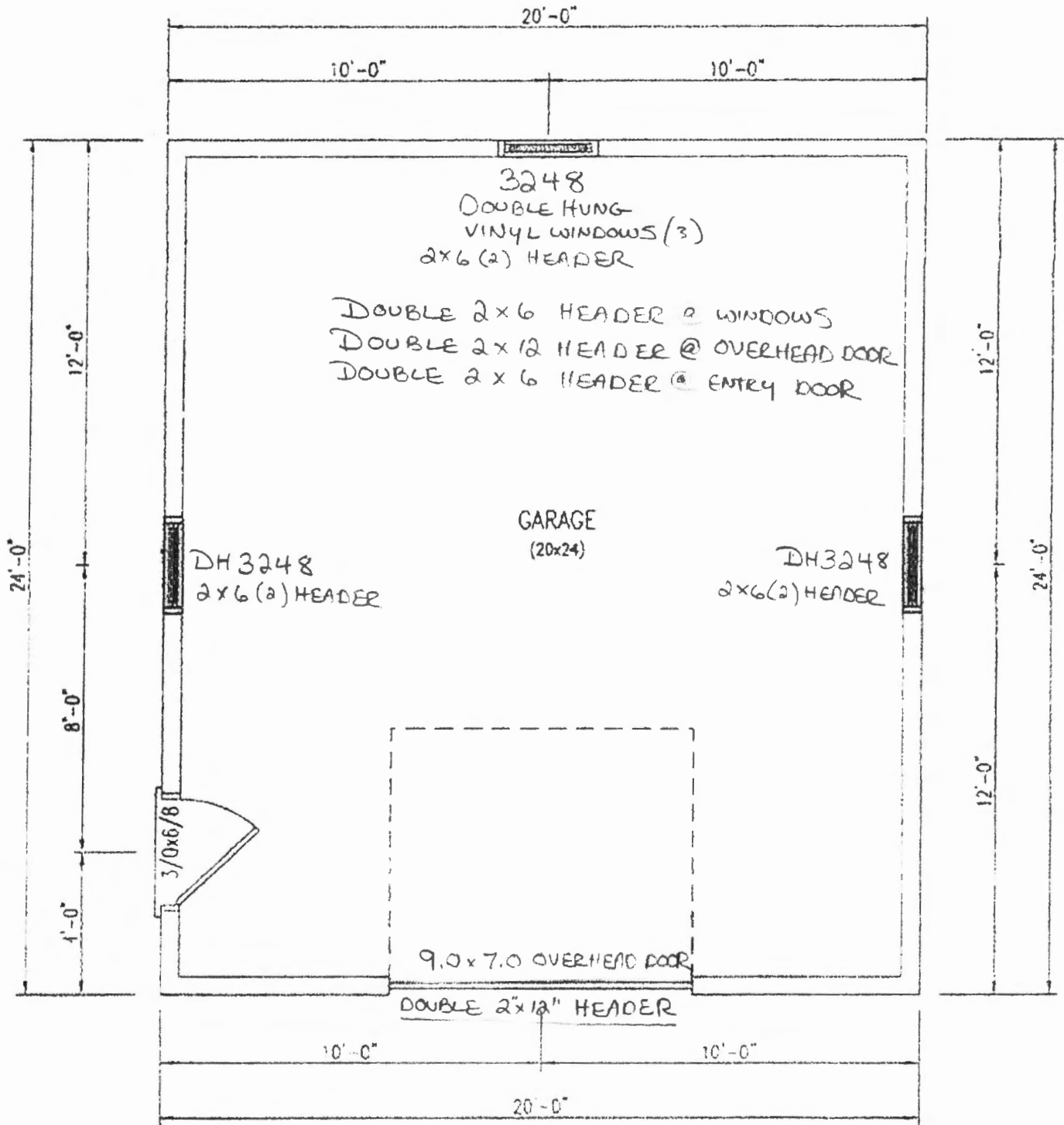
SCALE: 1/4" = 1'

163 MAINE AVE - GARAGE RECONSTRUCTION



SCALE: 1/4" = 2'

163 MAINE AVE - GARAGE RECONSTRUCTION



SCALE: 1/4" = 1'



# Demolition Call List & Requirements

Site Address: 163 MAINE AVE PHD, ME

Owner: GARY + MARTHA BALDWIN  
PAUL KENNEDY  
Contractor: PROPERTY SOLUTIONS LLC

Structure Type: GARAGE

Utility Approvals	Number	Contact Name/Date
Central Maine Power – <u>PORTLAND LINE</u> <u>DEPT</u>	1-800-750-4000	<u>DONNA RAYMOND 10/11/2012</u>
Unitil	1-207-541-2533	<u>MARK ALLEN 10/4/2012</u>
Portland Water District	761-8310	<u>ELICIA CHANDLER 10/4/2012</u>
Dig Safe job # <u>20124008838</u>	1-888-344-7233	<u>PAT CELATA 10/4/2012</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>KEVIN THOMAS 10.15.2012</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>CAROL MERRITT 10.11.2012</u>
Historic Preservation	874-8726	<u>DEBORAH ANDREWS 10.12.2012</u>
DEP – Environmental (Augusta)	287-2651	<u>JOHN BUCCI 10.11.2012</u>

## 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
- 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: Martha Baldwin Date: 10.16.2012

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)

I have sent written notices to  
the following neighbors:

- Kerri Sands 157 Maine Avenue
- Don and Sabrina Card 167 Maine Avenue
- Nancy Shaw 268 Ray Street
- Julia Bartl 250 Burnside Avenue





# PORTLAND MAINE

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

## Receipts Details:

**Tender Information:** Check , BusinessName: Martha Baldwin, Check Number: 7561

**Tender Amount:** 280.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 10/18/2012

**Receipt Number:** 49400

## Receipt Details:

Referance ID:	8426	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	280.00	Charge Amount:	280.00
Job ID: Job ID: 2012-10-5215-DEMO - Demolition of garage & rebuild 20' x24' garage			
Additional Comments:			

**Thank You for your Payment!**

**George Froehlich - 163 Maine Ave, Portland**

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**From:** "Murray, Samuel" <murray@unitil.com>  
**To:** "gef@portlandmaine.gov" <gef@portlandmaine.gov>, Donald McPherson <dmcph...>  
**Date:** 10/25/2012 3:28 PM  
**Subject:** 163 Maine Ave, Portland  
**CC:** "Allen, Mark" <allenm@unitil.com>, "swtpak@msn.com" <swtpak@msn.com>, "B..."

---

George, Rick Bellemare and I have met with Paul Kennedy on site and the only way that we are able to get a machine on the property to relocate the gas service away from the existing garage is to have the building down. At that time Unitil work with the excavator to coordinate relocating the gas service so that they may safely remove the foundation and install the new foundation. Any other questions feel free to contact myself or Rick.

Sam Murray  
Damage Prevention  
Project Leader, Gas  
C- 978-423-8534  
O- 207-541-2528

RECEIVED  
OCT 25 2012  
Dept. of Building Inspections  
City of Portland Maine

**George Froehlich - RE: Unitil Demolition Sign offs**

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**From:** "Allen, Mark" <allenm@unitil.com>  
**To:** Donald McPherson <dmcpherson@portlandmaine.gov>, George Froehlich <gef@p...>  
**Date:** 10/25/2012 1:43 PM  
**Subject:** RE: Unitil Demolition Sign offs

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Correction  
31 Payson St.

---

**From:** Allen, Mark  
**Sent:** Thursday, October 25, 2012 1:41 PM  
**To:** Donald McPherson; George Froehlich; Jeanie Bourke; Paul Fagone  
**Subject:** Unitil Demolition Sign offs

The follow addresses have been reviewed by Unitil and we are okay with the demolition request.

36 Payson St.  
163 Maine Ave.  
45 Cumberland Ave.

Unitil Customer Project Coordinator  
Mark Allen

**George Froehlich - Thank you @ 163 Maine Ave**

---

**From:** "Paul Kennedy (Property Solutions LLC)" <paul.andrew.kennedy@gmail.com>  
**To:** <GEF@portlandmaine.gov>  
**Date:** 10/23/2012 10:10 PM  
**Subject:** Thank you @ 163 Maine Ave

---

George,

Thanks for your time and input today at 163 Maine Ave today.

I connected with Unitil, and Barbara Monte directed me through Mark Allen to Sam Murray (978-423-8534), who did in fact identify the gas line in question on his maps, and has a man going out to the site tomorrow to mark the pipe. I think that I am in good shape regarding this, and I welcome any further suggestions from you on the topic.

Please do not hesitate to call/email with any questions or suggestions that would help move the permit review process forward.

Good to see you again, and sincere thanks for your help and input. You clearly know your job and this business quite well, and it is a real pleasure to work with you.

Thanks George.

Paul

Paul Kennedy  
Property Solutions LLC  
207.632.6098  
paul.andrew.kennedy@gmail.com (\*\*new email address\*\*)

Mark Allen (207) 541-2502

RECEIVED

OCT 24 2012

Dept. of Building Inspections  
City of Portland

October 22, 2012

To whom it may concern;

**RE: 63 Maine Ave Portland, ME**

Please accept this letter as a confirmation that Abatement Professionals was hired by Mr & Mrs Baldwin to conduct a renovation / demolition impact survey at the building located at 63 Maine Ave, Portland , Maine.

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

- Exterior rolled roofing discovered and sampled.

The samples were shipped to EMSL, Analytical in Westmont, NJ were they were analyzed for asbestos content. All samples collected were found to contain **NO** asbestos.

Therefore, as of today 10/22/12 the Garage 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



**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
http://www.emsl.com cinnaslab@EMSL.com

EMSL Order: 041227275  
CustomerID: ABAT52  
CustomerPO: 140  
ProjectID:

Attn: **Kyle Rickett**  
**Abatement Professionals Corporation**  
**590 County Road**  
**Suite #2**  
**Westbrook, ME 04092**

Phone: (207) 773-1276  
Fax: (207) 772-1203  
Received: 10/18/12 10:30 AM  
Analysis Date: 10/19/2012  
Collected: 10/17/2012

Project: **Abatement Professionals Corp/590 County Rd Suite #2/Westbrook, Maine 04092**

**Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by PLM via EPA 600/R-93/116 section 2.3**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS FIBERS	ASBESTOS TYPES
B-1-A 041227275-0001	- Rolled roofing	Black Non-Fibrous Heterogeneous	100	None	No Asbestos Detected
B-1-B 041227275-0002	- Rolled roofing	Black Non-Fibrous Heterogeneous	100	None	No Asbestos Detected
B-1-C 041227275-0003	- Rolled roofing	Black Non-Fibrous Heterogeneous	100	None	No Asbestos Detected

CERT.- BA-0132(JP) CERT.- BA-0142(CW)

Analyst(s)

Christina Walker (2)  
Juli Patel (1)

Stephen Siegel, CIH, Laboratory Manager  
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. This report contains data that is (are) not covered by the NVLAP accreditation. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.  
Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NYS ELAP 10872

Initial report from 10/19/2012 08:39:33



**MiTek USA, Inc.**

14515 North Outer Forty Drive  
Suite 300  
Chesterfield, MO 63017-5746  
314-434-1200

Re: 049219  
BALDWIN

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Mainely Trusses.

Pages or sheets covered by this seal: I19777026 thru I19777027

My license renewal date for the state of Maine is December 31, 2013.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3  
These truss designs rely on lumber values established by others.

RECEIVED  
NOV 27 2012  
Dept. of Building Inspections  
City of Portland Maine



November 9, 2012

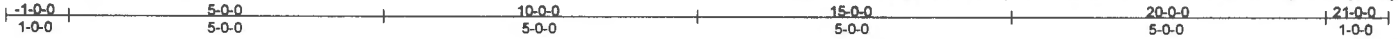
Garcia, Juan

The seal on these drawings indicate acceptance of professional engineering responsibility solely for the truss components shown. The suitability and use of this component for any particular building is the responsibility of the building designer, per ANSI/TPI 1.

Job	Truss	Truss Type	Qty	Ply	BALDWIN	119777026
049219	T01	FINK	11	1		

Mainly Trusses, Inc., Fairfield, ME

7.350 s Sep 25 2012 MiTek Industries, Inc. Fri Nov 09 07:01:41 2012 Page 1  
ID:M0roIY137rU6i4ASsZSEGRy85ku-Xc6NZvrR5QGHJCI0Am12axSHp81i1736jtR8DyL JB



Scale = 1:35.7

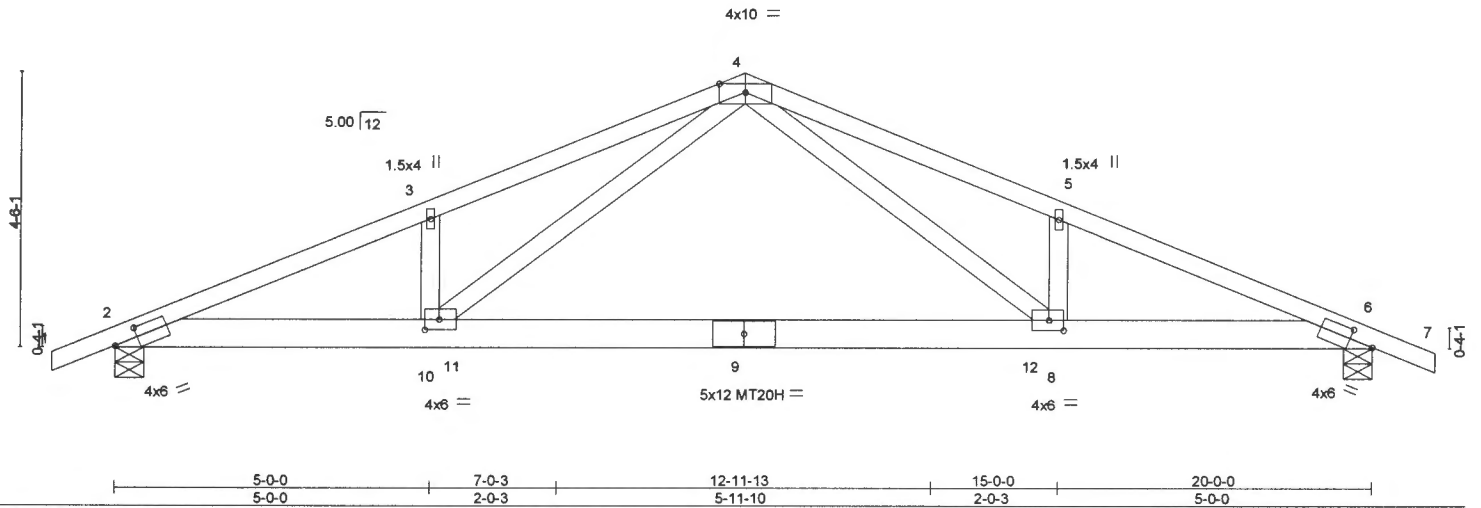


Plate Offsets (X,Y): [2:0-4-9,0-1-14], [6:0-4-9,0-1-14], [8:0-2-12,0-2-0], [10:0-2-12,0-2-0]

<b>LOADING</b> (psf)	<b>SPACING</b>	<b>CSI</b>	<b>DEFL</b>	<b>PLATES</b>	<b>GRIP</b>
TCLL 46.2 (Ground Snow=60.0)	2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IRC2009/TPI2007	TC 0.68 BC 0.79 WB 0.39 (Matrix)	in (loc) l/defl L/d Vert(LL) -0.32 8-10 >724 240 Vert(TL) -0.51 8-10 >460 180 Horz(TL) 0.05 6 n/a n/a	MT20 MT20H	197/144 148/108
TCDL 10.0 BCLL 0.0 * BCDL 10.0				Weight: 81 lb	FT = 20%

**LUMBER**

TOP CHORD 2x4 SPF No.2  
BOT CHORD 2x6 SPF No.2  
WEBS 2x4 SPF No.2

**BRACING**

TOP CHORD  
BOT CHORD

Structural wood sheathing directly applied or 2-3-9 oc purlins.  
Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** (lb/size) 2=1616/0-5-8 (min. 0-2-9), 6=1616/0-5-8 (min. 0-2-9)  
Max Horz 2=-85(LC 8)  
Max Uplift 2=-338(LC 7), 6=-338(LC 8)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=-3270/451, 3-4=-3246/566, 4-5=-3246/566, 5-6=-3270/452  
BOT CHORD 2-10=-408/2906, 10-11=-226/1810, 9-11=-226/1810, 9-12=-226/1810, 8-12=-226/1810,  
6-8=-323/2906  
WEBS 3-10=-608/254, 4-10=-235/1599, 4-8=-235/1599, 5-8=-608/254

**NOTES** (11-12)

- 1) Wind: ASCE 7-05; 100mph (3-second gust); TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-05; Pg=60.0 psf (ground snow); Ps=46.2 psf (roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
- 3) Roof design snow load has been reduced to account for slope.
- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 46.2 psf on overhangs non-concurrent with other live loads.
- 6) All plates are MT20 plates unless otherwise indicated.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 2-0-0 between the bottom chord and any other members, with BCDL = 10.0psf.
- 9) One H2.5T Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 2 and 6. This connection is for uplift only and does not consider lateral forces.
- 10) ATTIC SPACE SHOWN IS DESIGNED AS UNINHABITABLE.
- 11) CENTER SECTION DESIGNED TO SUPPORT 20#/SF FOR LIGHT STORAGE WITH LIMITED ACCESS.
- 12) APPROX. WIDTH AT FLOOR: 9'-6". APPROX. HEIGHT AT CENTER: 3'-6"

LOAD CASE(S) Standard



November 9, 2012

**WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 BEFORE USE.**

Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult **ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information** available from Truss Plate Institute, 781 N. Lee Street, Suite 312, Alexandria, VA 22314. If Southern Pine (SP or SPp) lumber is specified, the design values are those effective 06/01/2012 by ALSC or proposed by SPIB.

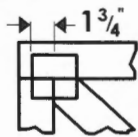


14515 N. Outer Forty, Suite #300  
Chesterfield, MO 63017

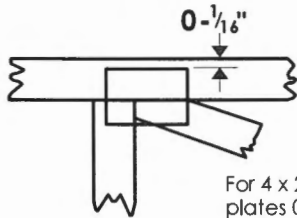


# Symbols

## PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0-<sup>1</sup>/<sub>16</sub>" from outside edge of truss.



This symbol indicates the required direction of slots in connector plates.

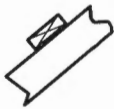
\* Plate location details available in MiTek 20/20 software or upon request.

## PLATE SIZE

4 x 4

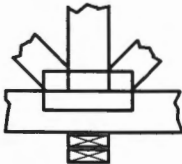
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

## LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

## BEARING



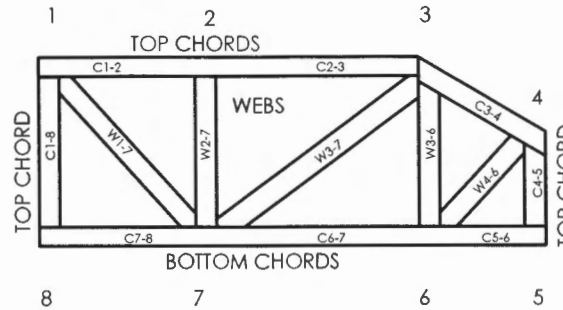
Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

## Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.  
DSB-89: Design Standard for Bracing.  
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

# Numbering System

6-4-8 dimensions shown in ft-in-sixteenths (Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

## PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988  
ER-3907, ESR-2362, ESR-1397, ESR-3282

## Southern Pine lumber designations are as follows:

SYP represents current/old values as published by AWC in the 2005/2012 NDS  
SPp represents SPIB proposed values as provided in SPIB submittal to ALSC dated Sept 15, 2011  
SP represents ALSC approved/new values with effective date of June 1, 2012 (2x4 No 2 and lower grades and smaller sizes), and all MSR/MEL grades

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MiTek Engineering Reference Sheet: MII-7473 rev. 09/04/2012

# General Safety Notes

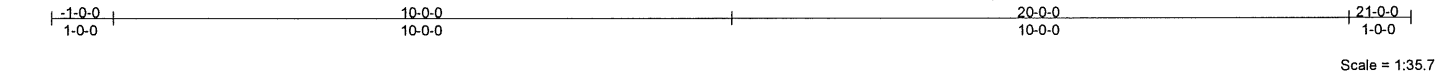
## Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.



Job 049219	Truss T01GE	Truss Type GABLE	Qty 2	Ply 1	BALDWIN	I19777027
Mainly Trusses, Inc., Fairfield, ME					Job Reference (optional)	

7.350 s Sep 26 2012 MiTek Industries, Inc. Fri Nov 09 07:01:43 2012 Page 1  
 ID: M0roIY137rUGi4ASsZSEGRy85ku-T?E8\_bshd2WPYWR27bpV7?0vmd\_IvhSMZ1MXC5yL\_j6



<b>LOADING (psf)</b>	<b>SPACING</b> 2-0-0	<b>CSI</b>	<b>DEFL</b>	<b>PLATES</b>	<b>GRIP</b>
TCLL 46.2	Plates Increase 1.15	TC 0.24	in (loc) l/defl L/d	MT20	197/144
(Ground Snow=60.0)	Lumber Increase 1.15	BC 0.12	Vert(LL) -0.01 11 n/r 180		
TCDL 10.0	Rep Stress Incr YES	WB 0.07	Vert(TL) 0.00 10 n/r 80		
BCLL 0.0	Code IRC2009/TPI2007	(Matrix)	Horz(TL) 0.00 10 n/a n/a		
BCDL 10.0			Wind(LL) -0.00 11 n/r 120	Weight: 70 lb	FT = 20%

<b>LUMBER</b>	<b>BRACING</b>
TOP CHORD 2x4 SPF No.2	TOP CHORD Structural wood sheathing directly applied or 6'-0-0 oc purlins.
BOT CHORD 2x4 SPF No.2	BOT CHORD Rigid ceiling directly applied or 10'-0-0 oc bracing.
OTHERS 2x4 SPF No.2	MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 20-0-0.  
 (lb) - Max Horz 2=-82(LC 8)  
 Max Uplift All uplift 100 lb or less at joint(s) 16, 17, 14, 13 except 2=-101(LC 7), 10=-115(LC 8), 18=-144(LC 7), 12=-144(LC 8)  
 Max Grav All reactions 250 lb or less at joint(s) 15, 17, 13 except 2=352(LC 1), 10=352(LC 1), 16=385(LC 2), 18=521(LC 2), 14=385(LC 3), 12=521(LC 3)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
**WEBS** 5-16=-336/115, 3-18=-413/176, 7-14=-336/114, 9-12=-413/175


- NOTES**
- 1) Wind: ASCE 7-05; 100mph (3-second gust); TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
  - 2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
  - 3) TCLL: ASCE 7-05; Pg=60.0 psf (ground snow); Ps=46.2 psf (roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
  - 4) Roof design snow load has been reduced to account for slope.
  - 5) Unbalanced snow loads have been considered for this design.
  - 6) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 46.2 psf on overhangs non-concurrent with other live loads.
  - 7) Gable requires continuous bottom chord bearing.
  - 8) Gable studs spaced at 2-0-0 oc.
  - 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 16, 17, 14, 13 except (jt=lc) 2=101, 10=115, 18=144, 12=144.
  - 11) "Semi-rigid pitchbreaks with fixed heels" Member end fixity model was used in the analysis and design of this truss.

**LOAD CASE(S)** Standard



November 9, 2012

**WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 BEFORE USE.**  
 Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 781 N. Lee Street, Suite 312, Alexandria, VA 22314.  
 If Southern Pine (SP or SPP) lumber is specified, the design values are those effective 06/01/2012 by ALSC or proposed by SPIB.



14515 N. Outer Forty, Suite #300  
 Chesterfield, MO 63017