



Planning &amp; Urban Development Department

April 28, 2015

CHANDLER ANITA L  
52 CONGRESS ST  
PORTLAND, ME 04101

CERTIFIED MAIL: 70101870000281367223

CBL: 003 G001001  
Located At: 52 CONGRESS ST

## Notice of Violation/ Tenant Notification

Dear Anita Chandler:

An evaluation of the above-referenced property with Officials from the City's Inspections Division on 04/27/2015 revealed that the structure fails to comply with § 6-108 (a), and (d) of the Housing Code of the City of Portland. Specifically, the damaged or missing exterior siding, and decayed wood framing of the building's two (2) level exterior porches must be demolished, and or repaired in accordance with the City of Portland Building Code (MUBEC). Furthermore, the 2<sup>nd</sup> Floor rear (non-egress) porch must remain vacated and secured from tenant use.

The City is putting you on notice of existing Housing Code Violations observed at 56 Congress St. These violations require immediate correction. They are as follows:

The following conditions must be met:

1. The building's 2<sup>nd</sup> floor exterior porch must remain totally vacated and properly secured from tenant use.
2. Submit a building permit electronically, for the demolition, or repair of the exterior porches and interior rear stairwell to the Building Inspections Office by 05/14/2015.
  - a. Note: The City may require the building Owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. The design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
3. Follow all inspection requirements outlined in each permit issued by the City.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

No tenant(s) may occupy the exterior rear porches until further notice from the City. A re-evaluation and inspection of the property will occur on 05/08/2015.

The City's Corporation Counsel's Office has been alerted to the existence of this matter and if you do not remedy these issues as required by this Notice of Violation they will pursue legal action including civil penalties, as provided for in § 1-15 of the Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

If you have any questions, concerns or require emergency repair permits- please contact me at 207-874-8701.

Sincerely,

A handwritten signature in black ink, appearing to read "JR", written over the printed name and title.

Jonathan Rioux  
Deputy Director of Inspections

cc: Tenants of 52 Congress St.  
Adam Lee, Associate Corporation Counsel

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> CHANDLER ANITA L WID WWII VET		<b>Inspector</b> Jonathan Rioux	<b>Inspection Date</b> 4/28/2015
<b>Location</b> 52 CONGRESS ST	<b>CBL</b> 003 G001001	<b>Status</b> Failed	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 6-108.(d)	Exterior			Porch	

**Violation:** STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.; EVERY INSIDE AND OUTSIDE STAIRWAY, STAIRWELL, STAIRS, AND PORCH AND ANY APPURTENANCES THERETO SHALL BE STRUCTURALLY SOUND, IN GOOD REPAIR, AND SAFE TO USE.

**Notes:**

2) 6-108.(a)	Exterior			Various locations	
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**Violation:** FOUNDATIONS CELLARS, EXTERIOR WALLS, ROOFS; Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.

**Notes:**

**Comments:**



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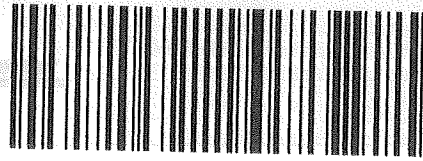
Portland, Maine



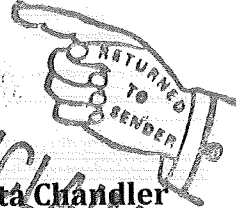
Yes. Life's go

Planning & Urban Development  
Inspection Division

389 Congress Street, Room 315  
Portland, Maine 04101-3509



7010 1870 0002 8136 7223

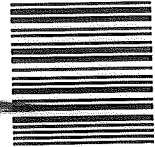


UNCLAIMED

Anita Chandler  
52 Congress Street  
Portland, Maine 04101

BNA / 104  
5-1-15 / 2-K  
5-6  
5-16

U.S. POSTAGE  
PAID  
PORTLAND, ME  
04101  
APR 29 15  
AMOUNT  
**\$6.49**  
00109416-03

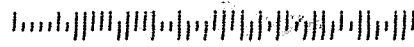


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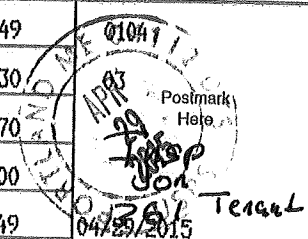
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PORTLAND ME 04101

OFFICIAL USE

Postage	\$	\$0.49
Certified Fee		\$3.30
Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$6.49



7010 1870 0002 8136 7223

Sent To

Anita Chandler  
Street, Apt. No. or PO Box No. 52 Congress St  
City, State, ZIP+4 Portland, ME 04101

PS Form 3800, August 2006

See Reverse for Instructions