



Planning & 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 2nd 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 2nd 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,

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

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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

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:

