



Planning & Urban Development Department

March 24, 2015

WOJCIK JOSEPH B JR
211 FALMOUTH RD
FALMOUTH, ME 04105

CERTIFIED MAIL: 70101870000281367179

CBL: 010 E001001
Located at: 184 ANDERSON ST (200).

Dear Mr. Wojcik,

This letter is written to memorialize recent conversation(s) with Eli Cayer and recent site visits regarding your building/ property located at 184 Anderson St. (the "Building").

A re-evaluation of the above-referenced property on 03/20/2015 revealed that the structure fails to comply with the City's Building, Life Safety (Fire), Plumbing, Electrical, and Zoning Codes specifically, §111.1 Use and Occupancy, and §14-57. Furthermore, our files indicate that Permit(s) # 201400580, 201400381, 201300901, and 201300403 have not been finalized, nor has the City issued a Certificate of Occupancy for your portion(s) of the building.

The City will continue to work cooperatively with you to create an appropriate action plan to address this situation and to streamline all necessary permits amendments; however, there are minimum safety standards that must be met. Accordingly, the City is putting you on notice of existing Building (MUBEC), Electrical, Plumbing, and Life Safety Code (Fire) Violations observed at your property. These violations require correction. They are as follows:

Building:

- 1) The stairs in "Bay 1" and the "Loading Dock" must meet the minimum IBC, 2009 (MUBEC) code requirements (i.e. rise, run, guards, handrails & risers), and
- 2) The fire rated assembly between "Bay 3 (F-2) and Bay 2 (B)" and the shared Exit fails to meet minimum continuity, penetration(s) and openings (fire doors) code requirements, see Permit #201400580.

Electrical:

- 1) Immediately clear the "work space" in front of the electrical panel per NEC 2014 minimum clearance requirements.
- 2) Discontinue the use of extension cords to supply power and lighting in the "Tasting Room".

- 3) Discontinue the use of temporary construction lighting, and replace with permanent wiring (tasting room). The City requires an electrical permit application to be submitted by a Master Electrician no later than 03/27/2015.
- 4) Repair the open junction box with exposed wiring on the ceiling (tasting room).
- 5) Electrical panel in entry way near loading dock needs proper schedule.
- 6) Seal the unused opening in the splice box near main electrical panel.

Life Safety (Fire):

- 1) NFPA 70 Article 590.6 Extension cord used for permanent wiring
- 2) NFPA 10 7.1.1 Fire Extinguisher requires annual service
- 3) NFPA 13 Ch.8.16.1.1.1.1 Sprinkler Valve access blocked
- 4) NFPA 101 (2009) Ch. 7.9.1.1 Emergency Lighting facilities for means or egress shall be provided. Additional Ref: NFPA 1 (2009) Ch. 14.13.1
- 5) NFPA 101 (2009) Ch. 12.3.3.3 Assembly Areas. Interior wall and ceiling finish materials complying with Section 10.2

Plumbing:

- 1) Repair the plumbing drainage connections and potable water supply in the "Bar Area" per the Maine State Internal Plumbing Code. The City requires a plumbing permit application to be submitted by a Master Plumber no later than 03/27/2015.

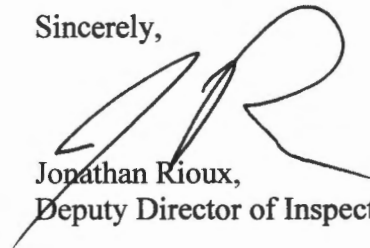
Before you may proceed with any new use, alteration, or modification of the building you must submit a building permit application amendment, and receive approvals from the appropriate State and City agencies. You will be required to submit electronic documents of sufficient clarity to indicate the location, nature and extent for the work/uses proposed and show in detail that it will conform to the City's Building and Land Use Codes (<http://www.portlandmaine.gov/796/Building-Inspections>). The City may also require that the plans are prepared by a Design Professional and bear their seal.

A re-inspection of the property will occur on **04/02/2015** to verify that the aforementioned violations are corrected, and that a Final/ Certificate of Occupancy inspection was scheduled for the Permits listed above.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible 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, please do not hesitate to contact me at 207.874.8701.

The City wants to work with you to bring this building into compliance with our minimum standard building, fire, plumbing, and electrical codes. We trust that your cooperation will be evident in your meeting the above time frames. If you have any questions, please do not hesitate to contact me at 207.874.8701.

Sincerely,



Jonathan Rioux,
Deputy Director of Inspection

cc: Eli Cayer for 184 (200) Anderson Street
David Petruccelli, Fire Captain of Prevention and Community Outreach
Jeanie Bourke, Code Enforcement Officer/ Plan Reviewer
Douglas Morin, Code Enforcement Officer