



# PORTLAND MAINE

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*Director of Planning and Urban Development  
Penny St. Louis Littell*

July 12, 2010

CBS PROPERTIES  
P. O. BOX 4818  
PORTLAND, ME 04112

## NOTICE OF VIOLATION

**CBL: 013 D0010011**  
**Located at 34 OXFORD ST.**

**Hand Delivered**

Dear Clark,

Thank you for meeting Captain Gautreau and me for the housing inspection of the above-referenced property on July 8, 2010. We did not order to vacate the 3<sup>rd</sup> floor unit at that time as we determined the exterior egress was structurally safe. We ordered immediate installation of a handrail from the roof to the stair landing, installation of a solid barrier at the large opening at edge of the roof, and cleaning the loose debris off the roof to deter a slip hazard. All of these measures are temporary in order to maintain occupancy of the affected unit.

As you know, the results of the inspection revealed that the structure and premises fails to comply with Article V Chapter 6, The Housing Code of the City of Portland. There are three specific areas that need to be addressed in order for the building to remain occupied. This letter will prioritize the list and set dates for work to be completed. Permits are required for all of the following work with review and design by a structural engineer for all supporting and bearing structures.

1. The 3<sup>rd</sup> floor exterior egress stair support, roof support beam/wall, construction of steps and platform to 3<sup>rd</sup> floor rooftop exit door, install temporary exterior door for first floor unit and maintain the wall weather tight at the end of work each day. Violations are to be corrected within 7 days of the date of this letter. A re-inspection of the premises is scheduled for Monday July 19, 2010 at 1:00 PM at which time compliance will be required. If compliance is not achieved at this time, Unit 3 is subject to being posted against occupancy. Please contact me prior to this date if you wish to change the time of this inspection.
2. The installation of the structural corner post and associated exterior wall framing, including all structural detail supporting the stairs, i.e. Canopy roof, posts to 4' frost piers.
3. Complete the interior renovation of the 1<sup>st</sup> floor unit including electrical and life safety requirements. A licensed electrician shall obtain a permit and certify all installed work. Complete installation of all previously temporary electrical wiring to fixtures and receptacles throughout the building. Violations listed under numbers 2 & 3 are to be corrected within 30 days of the date of this letter. A re-inspection of the premises is scheduled for Wednesday August 11, 2010 at 1:00 PM at which time compliance will be required. If compliance is not achieved at this time, Unit 3 is subject to being posted against occupancy. Please contact me prior to this date if you wish to change the time of this inspection.

This is a notice of violation pursuant to Section 6-118 of the Code. The above violations are to be corrected within the following timeframe for each specific area noted.

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 Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke @ (207) 874-8715  
Code Enforcement Officer/Plan Reviewer