



Planning & Urban Development Department

August 8, 2014

I-95 Portland Portfolio I, LLC
3250 Sacramento St.
San Francisco, CA 94115

CBL: 013 M023001
Located at: 193 Congress St
RE: Fire Incident # 9370

Posting Notice/ Tenant Notification

Mr. Brandon Cooper,

An evaluation of the above-referenced property with Officials from the City's Building and Fire Department on 08/05/2014 revealed that your property failed to comply with § 6-120. (a), (b), & (c) of the Building Code of the City of Portland. Furthermore, our field staff verified that construction (interior demolition) was being conducted without benefit of a valid building permit as required by Section 105.1 of the IBC, 2009 (MUBEC).

Due to the damage caused by the interior demolition, the remainder of the building is without electricity, hot water, and a central fire alarm system. The entire building is unfit for human habitation and must remain vacated.

Appropriate permitting has not been issued for the property listed above; therefore all construction activity at the property must stop immediately. This is a Stop Work Order pursuant to Section 114 of the IBC, 2009 (MUBEC).

You may resume construction activity only after an assessed fee of \$300.00 is paid accompanied with the issuance of appropriate building permit(s) and the subsequent lifting of this order. Building permit applications are available online at <http://www.ci.portland.me.us/>.

The City is willing to work cooperatively with you in creating an appropriate action plan to address on this situation and to streamline all necessary permits for re-occupancy; however, there are minimal safety standards that must be met.

The following conditions must be met:

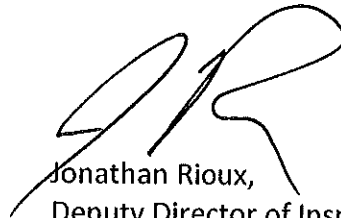
1. The building must remain totally vacated and properly secured from vandalism.
2. Immediately submit an after-the-fact building permit application to our office for review.

- 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. Immediately remove and properly dispose all the wood, plaster, and construction debris from the exterior of the building (back yard).
4. Follow all inspection requirements outlined in each permit issued by the City.

No tenant(s) may return to the property until further notice from the City. A re-evaluation of the property will occur on 08/13/2014 to verify that the posted units remain secure and vacant.

Failure to comply will result in this office referring this 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.

Sincerely,



Jonathan Rioux,
Deputy Director of Inspections

CC: Trish McAllister, Neighborhood Prosecutor
Keith Gautreau, Deputy Fire Chief
Robert Duranleau, Social Services/ GA Director
Brian Laflamme, Code Enforcement Officer (Electrical)
Chuck Fagone, Code Enforcement Officer
John Martell, Fire Prevention Officer