



Permitting and Inspections Department
Michael A. Russell, MS, Director

09/22/2017

HAND DELIVERED

70-72 NEWBURY ST LLC
PORTLAND, ME 04101

CBL: 020 C005001

Located At: NEWBURY ST 66-72

RE: Unsafe Porch (Secondary Egress)

Emergency Building Repairs & Notice of Violation

70-72 NEWBURY ST LLC:

An evaluation of the above-referenced property by the City's Permitting and Inspections Department on 09/22/2017 revealed that the structure fails to comply with § 6-108 (d) of the Housing Code of the City of Portland. Specifically, the damaged and decayed wood framing of the building's (3) level exterior porches and secondary exits must be repaired in accordance with the City of Portland Building Code (MUBEC).

Given the present circumstances of this property:

1. The exterior stairwell fails to comply with § 6-108 (d) of the Housing Code and shall be used for emergency escape only.
2. Emergency repairs (as allowed by Section 105.2.1 of IBC, 2009) must be limited to exterior porches/ stairwell, and structural supports within the existing footprint. This does not approve demolition or other modifications to buildings or structures without obtaining the required additional permit(s). If a portion of the building must be demolished in order to adequately address structural issues, the Owner/applicant must first provide a written statement to that effect from an appropriately licensed engineer.
 - a. The Owner/applicant must obtain all other local, state and/or federal permits necessary for the emergency repair work allowed under this building permit.
 - b. Note: If electrical repair work is required, an electrical permit application must be submitted for all new wiring in compliance with our State and local electrical codes, no later than 09/25/2017.
 - c. All emergency repairs and structural support work must be supervised and inspected by a registered design professional/licensed engineer.
3. Submit a building permit application electronically for the demolition or repair of the exterior porches/ stairwell to the Permitting and Inspections Department by 09/27/2017.
 - a. Note: The City is requiring 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.



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4. Follow all inspection requirements outlined in each permit issued by the City.

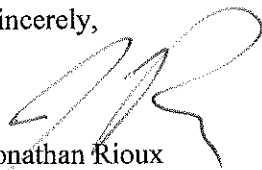
No tenant(s) may occupy the exterior rear porches/ stairwells until further notice from the City. A re-evaluation and inspection of the property will occur on 09/27/2017.

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 or concerns please contact me at 207-874-8701.

Sincerely,



Jonathan Rioux
Inspections Director

cc: Tenants of 70-72 Newbury St.