Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/23/15

Portland, Maine | Yes. Life's good here.

Planning & Urban Development Department

08/25/2015

REBECO LLC
888 E LAS OLAS BLVD STE 210
FORT LAUDERDALE, FL 33301

CERTIFIED MAIL: 70101870000281368237

CBL: 028 I005001
Located At: 96 Federal St
RE: Unsafe Porch (Secondary Egress)

Notice of Violation/ Tenant Notification

Dear REBECO LLC:

An evaluation of the above-referenced property with Officials from the City's Inspections Division on 07/24/2015 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 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. Submit a building permit electronically, for the demolition, or repair of the exterior porches and interior rear stairwell to the Building Inspections Office by 09/15/2015.
    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.
3. Follow all inspection requirements outlined in each permit issued by the City.

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 09/15/2015.

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

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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 96 Federal St.