



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

**Inspection Services, Director
Tammy Munson**

October 27, 2009

99 Silver Street Condo Association
c/o Emerald Management
752 Main Street
Westbrook, ME 04092

Mr. James Katz
Ms. Charlotte Kassab
99 Silver Street, Unit 501
Portland, Maine 04101

Regular and Certified Mail #7009 0820 0001 4187 9103

**CBL: 029 0001
RE: 99 Silver Street**

NOTICE OF VIOLATION

To Whom It May Concern:

A final inspection was performed at the above property (including, but not limited to, the common areas and unit #501) on June 18, 2009 for building permits #08-1316 and #08-1349 issued to James Katz and Charlotte Kassab, owners of residential condo #501. Violations of Chapters 6,10 and 14 (the Historic Preservation Ordinance) of the Municipal Code of the City of Portland were noted during this inspection. More specifically, a number of issues were noted in the common areas of the building and in unit 501. Due to the nature of condominium ownership agreements, this notice is being sent to all applicable entities. Following is a list of violations of the Code that need to be addressed:

I. Common areas (Attention: 99 Silver Street Condo Association):

1. Install a second means of egress in the form of a rooftop walkway leading from unit # 501 to the doghouse stairway entry door, with guardrail protection and a maintenance plan for snow and ice removal. (NFPA 101-7.1.10.1; 101-7.1.8) **Permit #09-1116 is approved for this work.**
2. Fire rating repair of exposed ceilings in existing egress stairs/corridors. (NFPA 101-4.5.7)

3. Install a self-closing fire door at the ground floor laundry room entry (NFPA 101-31.3.2.1)
4. Address the existing plumbing vent stacks on the flat roof that are now within 10' of window openings in the penthouse. (ME State Plumbing Code Sec.906.0)

II. Unit #501 (Attention: Mr. Katz and Ms. Kassab):

1. Extend the sprinkler system into unit # 501 per the condition of approval on permit #08-1316. (NFPA 101-4.6.6; 101-30.3.5.2)
2. Remove the rubber cap on the plumbing vent stack on the pitched roof of the penthouse.
3. Install hardware to provide self-closing operation of the entrance fire door.
4. Bay windows must be removed and replaced with original approved windows (§§ 14-650 and 14-651).
5. Paint the north facing wall (the entire assembly including the wall clad) red (i.e. the same color as the brick) (§§ 14-650 and 14-651).
6. Replace the aluminum gutter with a copper gutter (§§ 14-650 and 14-651).
7. Relocate the light in the gable to a location that is not visible from the street (§§ 14-650 and 14-651).

This is a notice of violation pursuant to sections 6-113.2, 10-25 and 14-695. All above referenced violations shall be corrected by **November 30, 2009**. 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 sections 6-1, 10-25 and 14-695 of the Code and in 30-A M.R.S.A. section 4452.

This constitutes an appealable decision pursuant to Section 6-127 and 10-23 of the Code. Please feel free to contact Jeanie Bourke at 874-8715, if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke
Code Enforcement Officer

Benjamin Wallace
Fire Inspector

Deb Andrews
Historic Preservation Manager



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