



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

Jonathan Rioux, Inspections Director

02/14/2018

Sent via Regular and Certified Mail: 70141820000140470874

Top of Exchange LLC
42 Market St
Portland, ME 04101

CBL: 032 D004001

Located at: 85 Exchange St.

The City of Portland Permitting and Inspections Department conducted a walkthrough inspection of your building located at 85 Exchange St. on 01/17/2018. During the inspection, City staff was accompanied by Mike Cianchette and identified damaged or missing portions of the exterior brick facade and pieces of granite on the sidewalk. In addition, during a follow-up phone call you verbally identified the need for immediate emergency repairs, and informed us that you hired Structural Integrity, Inc. to oversee the mitigation of any falling debris, and that Aaron Jones, PE would submit an action plan to address any structural failures and propose mitigation measures. To date, the City still has not received any plan of correction.

Pursuant to Sec 3405.1 of the IBC, 2009 (MUBEC) and based on the City's limited visual inspection, and your engineer's review of damaged portion of the exterior of the structure, the City hereby grants permission for "emergency repairs" (as outlined in paragraph 2 below) subject to the following conditions:

- 1) You must provide a full written structural analysis, stamped by a licensed engineer, of the damaged portions of the buildings exterior to the Permitting and Inspections Department within seven (7) days of the date of this letter. A separate building permit application shall accompany this written analysis for the associated work.
 - a) Note: You must submit electronic documents of sufficient clarity to allow review of the location, nature, and extent of the work/uses proposed and show in detail that it will conform to the City's Building and Land Use Codes:
(<http://www.portlandmaine.gov/796/Building-Inspections>).
- 2) The emergency repairs (as allowed by Section 105.2.1 of IBC (2009)) must be limited to the exterior portions of the building. 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.
- 3) The Owner/applicant must obtain all other local (including historic preservation review), State and/or federal permits necessary for the emergency repair work allowed under this building permit.



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- a) 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.
- 4) Submit a sidewalk closure permit (if necessary) and work plan to provide pedestrian accumulations in order to make passage along the streets and sidewalks safe and convenient, within seven (7) days of the date of this letter. Pedestrians shall be protected during construction, remodeling and demolition activities as required by Chapter 33 and Table 3306.1 of the IBC, 2009 (MUBEC). Signs shall be provided to direct pedestrian traffic.
- 5) All emergency repairs and structural support work must be supervised and inspected by a registered design professional/licensed engineer.

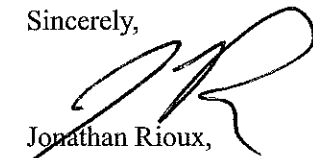
A re-evaluation of the property will occur on 02/23/2018 to verify that the emergency repairs/ supports were installed per the engineer's specifications.

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 § 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.

As discussed during your walk through inspection, the City will expedite all necessary permit applications.

If you have any questions, please feel free to contact us at 207.874.8703.

Sincerely,



Jonathan Rioux,
Inspections Director

cc: Kevin Hanscombe, Code Enforcement Officer
Aaron Jones, PE, Structural Integrity, Inc.