



PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Jeanie Bourke- Director of Inspection Services*

June 4, 2008

ELEVEN EXCHANGE LLC
PO BOX 4894
PORTLAND, ME 04112

CBL: 032 F008001
RE: 375 FORE ST

NOTICE OF VIOLATION

Dear Mr. Soley:

Our records indicate that the certificate of occupancy required pursuant to building permit #07-0556 has not been issued. Please be advised that the occupancy of the portion of the premises covered by the permit without the Certificate of Occupancy is a violation of Section 110.1 of the City Building Code (2003 IBC). An inspection of the 4th floor and associated egresses was conducted on May 16, 2008. The following list of violations was also noted by inspector Chris Hanson and sent to your manager PJ Roberts on September 13, 2007. It is apparent that these issues have not been addressed and continue to be in violation of city codes.

This is a notice of violation pursuant to Section 113.2 of the Code. All referenced violations shall be corrected by June 17, 2008 in conjunction with the previously sent Fire Department notice. 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 Section 6-1 of the Code and in Title 30-A M.R.S.A. ss 4452.

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

Sincerely,

Jeanie Bourke
Inspections Division Director



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LIST OF VIOLATIONS

Located in primary egress to Exchange St.

1. Missing handrails
2. Inadequate lighting and lack of emergency lighting
3. Broken unsafe stair treads
4. Egress is blocked with miscellaneous debris
5. Sheetrock coverings damaged, need to be repaired to code for fire ratings
6. The storage area at the top of the stairs is required to be fire rated per code
7. Door closers are not installed or are not operating
8. Inadequate sprinkler coverage
9. No storage is allowed in or under egress stairs
10. Electrical wiring for air conditioners and all fixtures and outlets must be approved compliant by a master electrician. Permits may be required.

Located at exterior fire escape

1. The access door is not operable due to overgrown vegetation and possible repairs needed on the door.

Located within the 4th floor tenant space

1. A guardrail and graspable handrail are required for the stairs leading to the rooftop deck