



# PORTLAND MAINE

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Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

September 24, 2013

420 FORE LLC  
PO BOX 4894  
Portland ME, 04112

CBL: 032 N010001  
Located At: FORE ST 410-412 & WHARF ST 25-29  
RE: Fire Incident # 11664

COPY

## Tenant Notification/ Posting Notice

Dear Mr. Soley and Tenants:

An evaluation of the above-referenced property with Officials from the City's Building and Fire Department on 09/19/2013 following a three alarm building fire revealed that portions of the structure failed to comply with § 6-120. (a), (b), & (c) of the Housing Code of the City of Portland. Unfortunately, multiple commercial and residential units and essential building component(s) were damaged by smoke, fire, water, and suppression efforts. The entire building is unfit for human habitation and must remain vacated.

Due to the damage caused by the fire, the remainder of the building is without electricity, gas, water, and a central fire alarm system.

The City is willing to work cooperatively with you in creating an appropriate action plan to address on this situation and to streamline all necessary permits for re-occupancy; however, there are minimal safety standards that must be met.

The following conditions must be met:

1. The building must remain totally vacated and properly secured from vandallism.

2. Immediately submit an emergency structural repair permit application to our office for review; this shall include a coordinated effort with your Disaster Restoration Service Cleaning Company to remove all known immediate hazards (i.e. standing water, stored food, etc.).
3. Prior to commencing repairs, appropriate permit applications must be submitted for: demolition work, repairs made to building, fire alarm, HVAC, electrical, and plumbing systems damaged by from fire and fire suppression activities.
  - a. Note: 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.
4. An electrical permit must be submitted for all new wiring in compliance with our State and local electrical codes. The electrician must submit in writing written verification that all wiring to the apartments (including areas not directly affected by fire) is safe for use and meets our minimal code requirements prior to re-occupancy.
5. A Licensed Gas Technician must certify that the current system is safe for use before gas service to the building may be restored prior to allowing gas service to the building.
6. Contact the City's Fire Prevention Bureau @ (207) 874-8400 for any minimal code requirements prior to re-occupancy.
7. Contact the City's Public Health Division @ (207) 756-8365 for an operational inspection prior to re-opening the food service establishments upon your property.
8. Follow all inspection requirements outlined in each permit issued by the City.

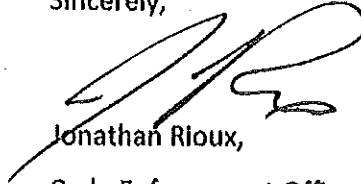
No tenant(s) may return to the property until further notice from the City. A re-evaluation of the property will occur on 09/27/2013 to verify that the posted units remain secure and vacant.

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.

If you have any questions, concerns or require emergency repair permits- please contact me at 207-874-8702.

Sincerely,

A handwritten signature in black ink, appearing to read 'JR', written over the printed name 'Jonathan Rioux'.

Jonathan Rioux,

Code Enforcement Officer/ Plan Reviewer

CC: Trish McAllister, Neighborhood Prosecutor  
Michael Russell, Program Manager of Environmental Health and Safety  
Chris Pirone, Captain/ Fire Prevention Officer  
Brian Laflamme, Code Enforcement Officer (Electrical)  
Chuck Fagone, Code Enforcement Officer  
John Martell, Fire Prevention Officer  
Tom Williams, Health Inspector



Planning &amp; Urban Development Department

July 22, 2014

420 FORE LLC  
PO BOX 4894  
Portland ME, 04112

CBL: 032 N010001  
Located At: FORE ST 410-412 & WHARF ST 25-29  
RE: Fire Incident# 11664

### Stop Work Order

Mr. Joseph Soley:

A re-evaluation of your property on 07/17/2014 located at 414 Fore St. revealed that construction was being conducted without benefit of a valid building permit as required by Section of 105.1 of the IBC, 2009 (MUBEC).

Appropriate permitting has not been issued for the property listed above; therefore all construction activity at the property must stop immediately. This is a Stop Work Order pursuant to Section 114 of the IBC, 2009 (MUBEC).

A re-evaluation of the property will occur on August 7, 2014.

You may resume construction activity only after an assessed fee of \$300.00 is paid accompanied with the issuance of appropriate building permit(s) and the subsequent lifting of this order. Building permit applications are available online at <http://www.ci.portland.me.us/>.

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.

Portland, Maine



Yes, Life's good here.

Planning & Urban Development Department

If you wish to discuss this matter, or you have any questions, please feel free to contact me @ 207.874.8701.

Sincerely,

A handwritten signature in black ink, appearing to read "JR".

Jonathan Rioux,  
Deputy Director of Inspections

CC: Trish McAllister, Neighborhood Prosecutor  
Jack Carr, P.E. Senior Vice President, Criterium Engineers  
Dan Soley, Owners' Representative  
Patricia Lewis, Owners' Representative

Attachment- Posting Notice dated 9/24/2013.



September 20, 2013

Mr. Bill Hopkins,  
Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101

Reference:  
Fire Damage Observation  
418-420 Fore St.  
Portland, Maine

Dear Bill,

The opinions and comments contained in this memo are based on limited visual observations made during a site visit made by Matt Legere, E.I.T. and later in the day by myself. No destructive physical testing was performed. No warranty expressed or implied, as to the condition of the structure, is intended.

First of all, we are of the opinion that at the above referenced site the second floor (Fore St. level) and above is suitable for occupancy or construction activity as the brick bearing walls that carry these floors have been minimally affected by fire in the basement. It should be noted that the stairs leading to the lower entrance of Mark's Place should be repaired prior to usage.

It appears that the structural damage from the fire was localized to the first floor and its supports. The floor here should be shored prior to any work/access. Though, in order to begin shoring work, an access hole needs to be cut in the 1<sup>st</sup> floor to avoid any walking on the unsupported framing.

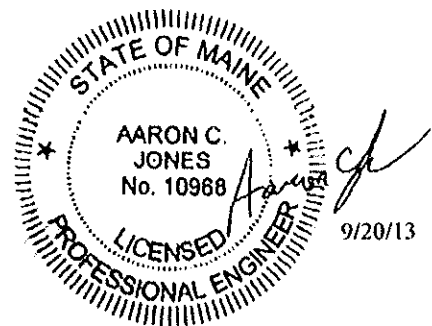
Once, safe access is achieved the floor framing is to be shored and repaired/replaced as needed in a linear fashion working towards the Fore St. side of the building. The work should proceed as if it were a mining operation.

Please do not hesitate to contact us with any questions or if you would like us to be onsite to evaluate this process.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron C. Jones".

Aaron C. Jones, P.E., SECB, LEED AP BD+C  
President



**Bruce Milliken**  
**Electrical Contractor LLC**  
59 Middle St.  
Portland, Maine 04101  
207-232-0397  
[Bmbackcountry2@yahoo.com](mailto:Bmbackcountry2@yahoo.com)

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September 23, 2013

Attn: Building Inspector City of Portland Maine

We (Bruce Milliken Electrical Contractor LLC) find the electrical installation at 414 Fore Street have not been effected by the fire that broke out Wednesday night September 18, 2013, and determine that it is safe to turn power back on.

The following meters are for 422 Fore Street:

1. 441 029 8445 013
2. 441 029 8430 012
3. 441 029 8426 018

If you need more information please contact me at 232-0397.

Sincerely,

  
Bruce Milliken

**Bruce Milliken**  
**Electrical Contractor LLC**  
59 Middle St.  
Portland, Maine 04101  
207-232-0397  
[Bmbackcountry2@yahoo.com](mailto:Bmbackcountry2@yahoo.com)

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September 23, 2013

Attn: Building Inspector City of Portland Maine

We (Bruce Milliken Electrical Contractor LLC) find the electrical installation at 422 Fore Street have not been effected by the fire that broke out Wednesday night September 18, 2013, and determine that it is safe to turn power back on.

The following meters are for 422 Fore Street:

1. 116 232 377
2. 108 123 820
3. 108 129 739
4. 108 123 821
5. 108 123 823
6. 108 126 316

If you need more information please contact me at 232-0397.

Sincerely,

Bruce Milliken



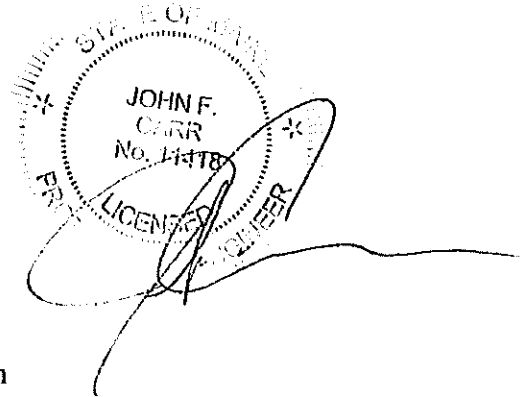
# CRITERIUM<sup>®</sup> ENGINEERS

COAST TO COAST ENGINEERING SERVICES, INC.  
22 MONUMENT SQ.  
PORTLAND, ME 04101  
TEL 207 828-1969  
800 242-1969  
FAX 207 775-4405

March 5, 2015

Via Email: [jdavies@compass-cb.com](mailto:jdavies@compass-cb.com)

Mr. Steve Baumann  
Compass Commercial Brokers  
5 Milk Street – Ste 3  
Portland ME 04101



Re: 416-420 Fore Street, Portland, Maine  
CE Project Number: S14-1152 – Building Inspection

Dear Mr. Baumann,

In the course of my inspection of the subject building I performed a structural review of the building and repairs made after an internal fire event. This inspection was summarized in my report of October 14, 2014.

In my opinion the building is structurally sound. The floor repairs made internally in the building including replacement joists, flooring, and columns are satisfactory for the continued safe use of the building.

I noted some fire damage at the rear entrance from Wharf Alley. I understand this fire damage will be replaced or repaired during the tenant fit-up. This damaged entrance way is not material to the overall structural stability of the building and can be considered a cosmetic repair prior to the occupation of this tenant space.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Carr".

Jack Carr, P.E., LEED-AP  
Senior Vice President  
Criterium Engineers

