



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

June 27, 2017

SENT VIA EMAIL AND REGULAR MAIL

ROKOWSKI MICHAEL J & KATHLEEN A JTS
15 SANDY TOES LN
WINDHAM, ME 04062

CBL: 033 J015001
Located At: 12 ALDER ST

Notice of Violation/ Posting Notice

MICHAEL J ROKOWSKI:

An evaluation of the above-referenced property by the City's Permitting and Inspections Department on 06/26/2017, following a porch fire, revealed that the building is without a safe means of primary and secondary egress, has numerous other violations and is unfit for human habitation pursuant to § 6-120 (a) & (c) of the City of Portland Code of Ordinances. The violations are further described in the attached list.

The City is willing to work cooperatively with you to create an appropriate action plan to address this situation and to streamline all necessary permits for re-occupancy of all three units; however, there are minimum safety standards that must be met. Those standards include the following:

1. The building must remain totally vacated until the building is brought fully into compliance with the City of Portland Code of Ordinances.
2. The building must be properly secured from vandalism, and made weatherproof and watertight by no later than 06/30/2017.
3. Garbage, debris, and/or storage (hallways, units, basement and exterior) that has accumulated throughout the property must be removed by no later than 07/10/2017.
4. You must obtain the appropriate permits first to either rebuild or repair the front and rear porches by no later than 07/10/2017, You must engage and designate a registered design professional who shall act as the registered design professional in responsible charge on the building permit application . 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.
5. Due to the condition of the building, you must also submit a report from a licensed design professional certifying that the building's exterior envelope is structurally sound, substantially weatherproof, watertight, and does not present a threat to neighboring



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- buildings or the general public. This must be submitted along with your permit application for repairing or replacing the front and rear porches.
6. A Licensed Plumber must immediately repair the damaged and leaking central oil heat plant in the basement.
 7. An electrical permit must be submitted for all new wiring in compliance with our State and local electrical codes. In addition, the electrician must submit in writing that the wiring to the apartments is safe for use and meets our minimum code requirements prior to reoccupancy.

No tenant(s) may return to the property until further notice from the City. A re-evaluation of the property will occur on 06/30/2017 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 § 6-1 of the City of Portland Code of Ordinances and 30-A M.R.S. § 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,
Inspections Director

cc: Tenants of 12 Alder Street