



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

Jonathan Rioux, Inspections Director

12/22/2017

SENT VIA EMAIL REGULAR AND CERTIFIED 70141820000140470636

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

CBL: 033 J015001

Located At: 12 ALDER ST

MICHAEL J ROKOWSKI:

Pursuant to our conversation earlier today, I wanted to make it clear that your property located at 12 Alder St remains posted-against- occupancy.

A re-evaluation of the above-referenced property by the City's Permitting and Inspections Department on 12/22/2017, revealed that the structure remains non-compliant with the Housing Code of the City of Portland. Furthermore, additional violations were noted to the property owner during our walk-through inspection; below is a list of those and all pending violation, see below:

1. You must obtain the appropriate permits first to either rebuild or repair the front and rear porches by no later than 12/29/2017, 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. Note: your building permit application # 2017-01479 is on hold, our file indicates that your property is a legal two family dwelling unit.
2. 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 buildings or the general public. This must be submitted along with your permit application for repairing or replacing the front and rear porches by no later than 12/29/2017.
3. A central plant HVAC system was installed without benefit of an HVAC permit. Note: A Licensed Plumber must apply for an after the fact HVAC permit application, no later than 12/29/2017.
4. Electrical work was completed without benefit of a building permit in the the first floor unit. Note: 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, no later than 12/29/2017.



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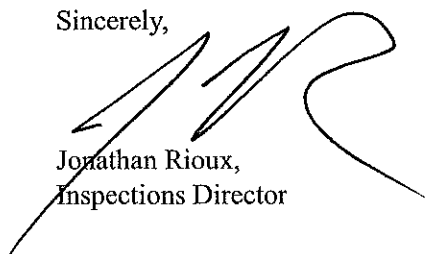
No tenant(s) may return to the property until further notice from the City. A re-evaluation of the property will occur on 12/23/2017 to verify that the posted units remain secure and vacant.

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