



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy M. Munson

MAY 29, 2009

**EAST END CORP
PO BOX 10291
PORTLAND, ME 04104**

**CBL: 036 F018001
LOCATED AT 463 CUMBERLAND AVE
RE: BUILDING DAMAGED BY FIRE**

HAND DELIVERED

NOTICE OF VIOLATION

Dear East End Corp:

A re-evaluation of the above-referenced property on 05/28/09 revealed that the structure fails to comply with § 6-120. (a) of the Housing Code of the City of Portland. Unfortunately, apartment seven (7) and eight (8) at 463 Cumberland Ave. remain unfit for human habitation due to a room and content fire on 05/25/09.

The City is willing to work with you on this situation; meanwhile there are minimal Life Safety and Housing Code standards that must be met.

These violations require immediate correction. They are as follows:

1. Apartment seven (7) and eight (8) must remain totally vacated and secured from vandalism.
2. Appropriate permit applications must be submitted for demolition work and, or requested repairs made to apartment seven (7) for window replacement and apartment eight (8) for interior renovations/ ceiling and skylight damage.
3. An after-the-fact electrical permit application must be submitted for relocation of existing hard-wire smoke detectors in units: one, (1) two (2), three (3), and four (4) by 06/01/09.
4. The basement must be clear of debris and utilities accessible by 06/12/09.
5. Fire Separation: Submit a plan of correction for a one (1) hour fire-separation rating in the Laundry Room (greater than 100sq ft.) by 06/03/09.
6. A one (1) hour fire separation must be maintained between the basement and first floor level by 06/19/09.
7. Fire Barrier Protection: the Two (2) hour fire barrier must be maintained at all times, this shall include patching all through penetration from foundation to the roof level no later than 06/12/09.
8. Fire Doors: A plan of correction must be submitted by 06/03/09 to replace and, or provide fire doors and door closers-listed and approved for each location identified during the walkthrough inspection on 05/28/09.
9. Provide code analysis documentation prepared from a registered design professional stamped "Reviewed for NFPA 101 Code Compliance" by 06/12/09.

Once these conditions are met the City will re-inspect the property and lift the posting notice for apartment seven (7) and eight (8). A re-evaluation of the property (including all apartment units) will occur on the times specified above.

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 Code in Title 30-A of M.R.S.A ss 4452. This constitutes an appealable decision pursuant to § 6-127 of the Code.

If you have any questions or concerns please contact me at 207.874.8702.

Sincerely,

Jon Rioux,
Code Enforcement Officer

&

Keith Gautreau,
Captain/ Fire Prevention Officer

CC: Fred LaMontagne, Fire Chief, & Penny Littell, Dir. of Planning and Urban Development