



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

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

February 2, 2007

SEAFORTH HOUSING LLC  
556 COMMERCIAL ST STE 300  
SAN FRANCISCO, CA 94111

**CBL: 036 I037001**  
**Located at 389 CUMBERLAND AVE**

**Hand Delivery**

Dear SEAFORTH HOUSING LLC,

An evaluation of the above-referenced property on twenty ninth day of January 2007 shows that the structure fails to comply with Chapter 6.Article III. of the Code of Ordinances of the City of Portland, Electrical Code, and NFPA 70®, National Electrical Code.

Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within thirty (30) days of the date of this notice. A re-inspection of the premises will occur on the twenty eight day of February 2007 at which time compliance will be required.

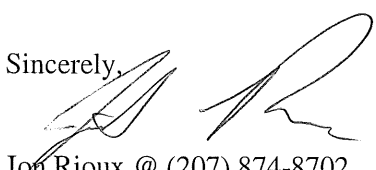
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

  
Jon Rioux @ (207) 874-8702  
Code Enforcement Officer

**COPY**

---

---

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

---

**Inspection Violations**

<b>Owner/Manager</b> SEAFORTH HOUSING LLC		<b>Inspector</b> Jon Rioux	<b>Inspection Date</b> 1/29/2007
<b>Locatation</b> 389 CUMBERLAND AVE	<b>CBL</b> 036 1037001	<b>Status</b> Re-Inspect 30 Days	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 110.26 (B)	Interior	All			02/28/2007
<b>Violation:</b>	NEC 2005/NFPA 70				
<b>Notes:</b>	Sufficient access (3 ft min) and working space shall be provided and maintained about all electric equipment to permit ready and safe operations and maintenance of such equipment. The electrical equipment room(s) space shall not be used for storage.				

**Comments:**

All stored items in the electrical equipment rooms on every level must be removed by 02-28-2007. Amy Winn, Asset Manager mailed a removal of stored items from the electrical room letter to the tenants and faxed a copy to the Inspections Office, re-inspect in 30 days

COPY

**City of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 2nd day of February, 2007 I made service of the notice of violation

upon, 401 Cumberland Ave, at Back Bay Towers, Asset Manager  
↗

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

By (describe other manner of service) \_\_\_\_\_  
\_\_\_\_\_

Signature of Person Making Service

DATED: 02-02-2006



I have received the above referenced documents

Person Receiving Service

X Amy Wilson

Refused to sign

Unable to sign

January 29<sup>th</sup>, 2007

Hi Jon,

It was a pleasure meeting you today.

Per our conversation, attached please find the memo that will be distributed to all residents currently having storage in the electrical rooms here at Back Bay Tower.

My apologies for any problems this may have caused. We have offered this area for storage for 15 years and up until now has not been a problem with any inspections previously done. However, I certainly understand why these rooms cannot be used.

Please give me a call towards the end of February to schedule a time to come back and re-inspect these rooms.

Regards,

Amy *Amy*

Enc.

TO: Back Bay Tower Residents  
FROM: Amy Winn  
RE: Electrical Room Storage  
DATE: January 29<sup>th</sup>, 2007

Effective immediately we will no longer be able to offer storage to residents in the electrical rooms.

All residents currently storing items in the electrical rooms, your belongings will need to be removed on or before **February 28<sup>th</sup>, 2007.**

I apologize for any inconvenience this causes as we have offered this convenience for 15 years and many of you have come to rely on having it here in house. Unfortunately, due to circumstances beyond our control we are no longer able to offer this.

Please do not hesitate to call or stop by the office should you have any questions.



# PORTLAND MAINE

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

*Lee Urban - Director of Planning and Development  
Jeanie Bourke - Inspections Division Director*

March 1, 2007

SEAFORTH HOUSING LLC  
556 COMMERCIAL ST STE 300  
SAN FRANCISCO, CA 94111

**CBL: 036 I037001**  
**Located at 389 CUMBERLAND AVE**

# COPY

Mail

Dear Seaforth Housing Llc,

A re-inspection at the above-referenced property was made on 02/28/2007 .

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on the attached report.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact me at this office.

Sincerely,

Jon Rioux @ (207) 874-8702  
Building Inspector

---

CITY OF PORTLAND  
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

---

Inspection Violations

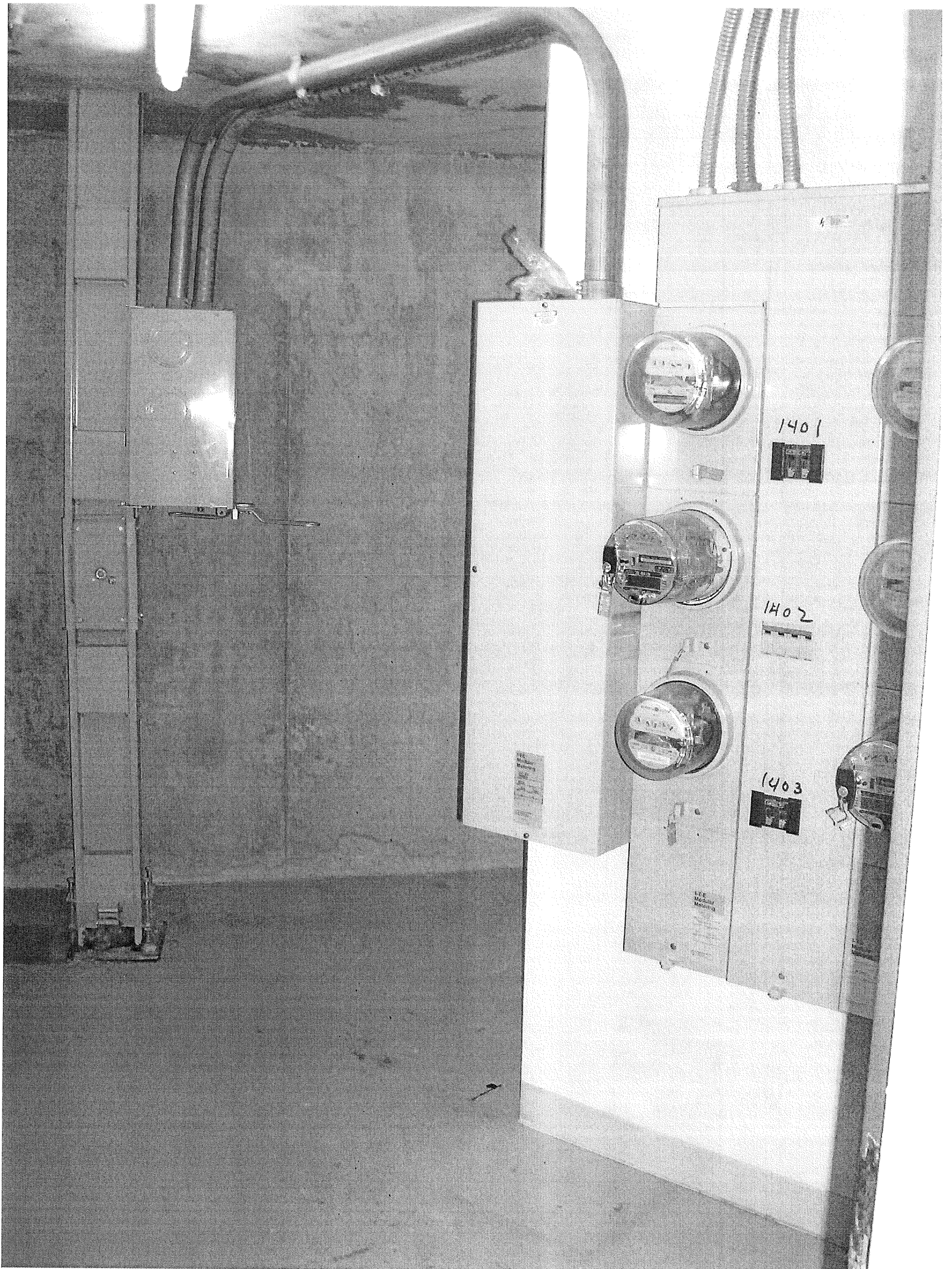
<b>Owner/Manager</b> SEAFORTH HOUSING LLC		<b>Inspector</b> Jon Rioux	<b>Inspection Date</b> 1/29/2007
<b>Locatation</b> 389 CUMBERLAND AVE	<b>CBL</b> 036 1037001	<b>Status</b> Re-Inspect 30 Days	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 110.26 (B)	Interior	All			02/28/2007
<b>Violation:</b>	NEC 2005/NFPA 70				
<b>Notes:</b>	Sufficient access (3 ft min) and working space shall be provided and maintained about all electric equipment to permit ready and safe operations and maintenance of such equipment. The electrical equipment room(s) space shall not be used for storage.				

**Comments:**

All stored items in the electrical equipment rooms on every level must be removed by 02-28-2007. Amy Winn, Asset Manager mailed a removal of stored items from the electrical room letter to the tenants and faxed a copy to the Inspections Office, re-inspect in 30 days

COPY



1401

1402

1403

SEE  
METER





1605

1606

1607





# PORTLAND

*Strengthening a Remarkable City, Building a Community for Life*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Corporation Counsel**

Gary C. Wood

**Associate Counsel**

Elizabeth L. Boynton

Penny Littell

James R. Adolf

Mary E. Costigan

February 6, 2007

Mr. Mark Salinger  
Back Bay Towers  
389 Cumberland Avenue  
Portland ME 04101

Dear Mr. Salinger:

I have spoken at length with John Rioux of the City of Portland Building Inspections Department. I have also spoken with Gary Wood. Please be advised that the City has conducted an inspection of Back Bay Towers and have addressed the prohibition of renting out utility closets for storage purposes. Those closets will be vacated as of March 2, 2007 with the cooperation of the property manager. Thereafter, we will conduct a follow-up inspection to insure compliance.

Thank you for your interest in this matter.

Sincerely,

Penny Littell

Associate Corporation Counsel

cc: Gary Wood  
John Rioux  
Amy Winn, Asset Manager "The Reliant Group"

O:\OFFICE\PENNY\Letters2007\Salinger020107.doc



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

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

February 2, 2007

SEAFORTH HOUSING LLC  
556 COMMERCIAL ST STE 300  
SAN FRANCISCO, CA 94111

**CBL: 036 I037001**  
**Located at 389 CUMBERLAND AVE**

**Hand Delivery**

Dear SEAFORTH HOUSING LLC,

An evaluation of the above-referenced property on twenty ninth day of January 2007 shows that the structure fails to comply with Chapter 6.Article III. of the Code of Ordinances of the City of Portland, Electrical Code, and NFPA 70®, National Electrical Code.

Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within thirty (30) days of the date of this notice. A re-inspection of the premises will occur on the twenty eight day of February 2007 at which time compliance will be required.

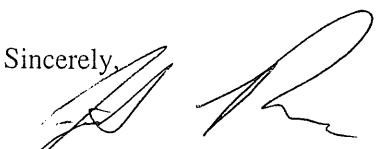
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

  
Jon Rioux @ (207) 874-8702  
Code Enforcement Officer

**COPY**

CITY OF PORTLAND  
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

Inspection Violations

<b>Owner/Manager</b> SEAFORTH HOUSING LLC		<b>Inspector</b> Jon Rioux		<b>Inspection Date</b> 1/29/2007	
<b>Location</b> 389 CUMBERLAND AVE	<b>CBL</b> 036 1037001	<b>Status</b> Re-Inspect 30 Days		<b>Inspection Type</b> Complaint-Inspection	

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 110.26 (B)	Interior	All			02/28/2007
<b>Violation:</b>	NEC 2005/NFPA 70				
<b>Notes:</b>	Sufficient access (3 ft min) and working space shall be provided and maintained about all electric equipment to permit ready and safe operations and maintenance of such equipment. The electrical equipment room(s) space shall not be used for storage.				

**Comments:**

All stored items in the electrical equipment rooms on every level must be removed by 02-28-2007. Amy Winn, Asset Manager mailed a removal of stored items from the electrical room letter to the tenants and faxed a copy to the Inspections Office, re-inspect in 30 days

COPY