



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine
Inspections Division Director
Tammy Munson

July 11, 2012

Terbax Realty Inc.
5 Milk St.
Portland ME 04101

And

Ralph H Pride
570 Congress St.
Portland ME 04101

CERTIFIED NUMBER: 7010 1870 0002 8136 6097
7010 1870 0002 8136 6103

RE: 562 CONGRESS ST
570 CONGRESS ST

CBL: 037 G014
CBL: 037 G009

Case Number: 2012-03-3464

Dear Sir or Madam,

A re-inspection of the property located at the above referenced address, revealed that the structure and premises fails to comply with the previous violation notice sent to you. Enclosed is a copy of the outstanding violations. Therefore, the property continues to be in violation of Article V of the Housing Code of the City of Portland. All referenced violations in the enclosed notice shall be corrected within 5 business days of the date of this notice. A re-inspection of the premises will occur on _____ at which time compliance will be required.

Please be aware that by way of this letter, this matter has been referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in 30-A M.R.S.A. section 4452.

You should also note that section 6.2 of the City Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations. This fee must be paid prior to 8/10/2012. Failure to pay the assessed fee within thirty (30) days of the date of this notice shall cause the City to assess a lien against the property pursuant to section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

George Froehlich
Code Enforcement Officer

cc: Danielle P. West-Chuhta, Associate Corporation Counsel

**CITY OF PORTLAND
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT
 389 CONGRESS STREET
 PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owners Terbax Realty Inc And Ralph H Pride		Code Enforcement Officer George Froehlich	Inspection Date 3/8/2012
Location 562 CONGRESS ST 570 CONGRESS ST	CBL 037- G014 037 G009	Status Open	Case Number 2012-03-3464

1. EXTERIOR WINDOWS, DOORS A-City Ord. § 6-108.(c)

Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

2. FOUNDATIONS CELLARS, EXTE-City Ord. § 6-108.(a)

Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.

Violation:Brick masonry around windows and about common area of wall is deteriorating causing loose bricks to fall from the building.

Please be advised that a building permit is required for this repair, however under section 105.2.1 (Emergency Repairs) of the 2009 IBC the code states “Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.”

