

GEOFFREY I. RICE
657 CONGRESS STREET
FIRST FLOOR
PORTLAND, MAINE 04101
(207) 773-1814

January 11, 2017

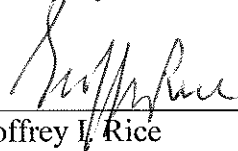
City of Portland
Housing Safety Office
Chuck Fagone
389 Congress Street
Portland, Maine 04101

RE: 126 Danforth St.
CBL: 044 B043001

Hello Chuck:

I want to bring you up to date. Enclosed is a photocopy of your letter dated November 4, 2016. I expected to have a building permit to your office by 1/10/17, but this has not happened. I engaged both a structural engineer and an architect to do plans to include your three violations plus further renovation at both 126 and 128 Danforth St. These plans are not finished as yet. As soon as they are completed a permit will be taken out with your office for the total job.

Yours Truly,



Geoffrey I. Rice

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

November 4, 2016

RICE GEOFFREY I
657 CONGRESS ST 1ST FLOOR
PORTLAND, ME 04101

CBL: 044 B043001
Located at: 126 DANFORTH ST

Certified Mail 7014 1820 0001 4047 0287

Dear Mr. Rice,

An evaluation of the above-referenced property on **11/03/2016** shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **12/05/2016** 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 \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,



Chuck Fagone
Code Enforcement Officer
(207) 874-8789

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RICE GEOFFREY I		Inspector Chuck Fagone	Inspection Date 11/3/2016
Location 126 DANFORTH ST	CBL 044 B043001	Status Re-Inspect 30 Days	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108. (a)	Exterior			Porch	
Violation:	FOUNDATIONS CELLARS, EXTERIOR WALLS, ROOFS				
	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.				
Notes:	<i>The roof over the front porch landing is not structurally sound and presents a life/safety issue for tenants. A plan of action to correct the violation will need to be submitted to our office within 30 days.</i>				
2) 6-108. (d)	Exterior			Rear Entry/Fire Escape	
Violation:	STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.				
	Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.				
Notes:	<i>The rear entry/porch will need to be replaced. In September of 2015, our office was advised that a permit would be acquired to rebuild the rear entry way and the temporary scaffolding would be removed. This violation has not been corrected. A plan of action will need to be submitted to our office within 30 days.</i>				
3) 6-108. (d)	Exterior			Side Fire Escape	
Violation:	STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES				
	Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.				
Notes:	<i>The fire escape on the left side of the building is at the end of its life span and is no longer structurally sound and will need to be replaced. Please submit a plan of action to our office within 30 days.</i>				