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April 1, 2017

Ms. Anne Torregrossa, Esq.

Associate Corporation Counsel

City of Portland

389 Congress Street

Portland, ME 04101

Re: Geoffrey I. Rice/126-128 Danforth Street

Dear Anne:

I am writing on behalf of Geoffrey I. Rice, and property located at 126-128 Danforth Street.

Attached are the relevant Notice of Violations. I will address each of the violations listed in order. The Landlord’s plan of action for each item is as follows:

Notice Date: November 3, 2016

1. Front Porch. Enclosed is the architect’s rendering of the front porch roof and stairs replacement. Application for permit for replacement will be submitted immediately. The permit will be applied for this week. Work will be completed on the new structure by the end of June 2017, weather permitting.
2. Rear Stairway Entry and Landings. A structural engineering report has been completed, by John Leasure of L & L Structural. John Leasure is in the process of completing a design and application for permitting, to be submitted in the next 60-90 days. Work will commence following approvals.

Note: Code permits egress from second floor windows (20 feet); the landlord has terminated all tenancies above the second floor in response to your notice.

The rehabilitation of the property entails the replacement of all points of access; several doors and windows, and the addition of new apartments and all necessary fire safety upgrades, including new rear fire escapes and porches.

The fire escape at the left front side will be replaced as part of the rehabilitation as well.

1. Storage of the 20 pound and 30 pound cylinders stored at 128 Danforth will be updated to meet the NFPA 58-8.3.1(a) by May 1st.

John Leasure will submit the application for permit by May 15th.

Until the permitting phase is completed. Mr. Rice will not have schedule to complete the 126 Danforth project. I am hoping that termination of tenancies in the 3rd and 4th floors will adequately address fire safety concerns for now. However, the front porch rehabilitation will be completed before July 1, 2017.

Thank you for your consideration.

Regards,

Paul S. Bulger

For Geoffrey I. Rice

PSB/cmk

Enclosure

cc: Geoffrey I. Rice (w/encl.)