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Director of Planning and Urban Development

Jeff Levine, AICP

Inspection Services, Director

Tammy M. Munson

August 8, 2013

LOW INCOME PROPERTIES LLC & PNB 299

SOMARKETST

SOUTH PORTLAND, ME 04106

CBL: 048 A018001

RE: FIRE INCIDENT#: 2013-0010013

HAND DELIVERED

**Tenant Notification/ Posting Notice**

**Dear Mr. Hoffman and Tenants:**

An evaluation of the above-referenced property with Officials from the City's Building and Fire Department on 08/15/2013 following a second alarm building fire revealed that portions of the structure failed to comply with§ 6-120. (a), (b), & (c) of the Housing Code of the City of Portland. Unfortunately, multiple apartment units and essential building component(s) were damaged by smoke, fire, water, and suppression efforts. The entire building is unfit for human habitation and must remain vacated.

Due to the damage caused by the fire, the remainder of the building is without electricity, gas, water, and a central fire alarm system.

The City is willing to work cooperatively with you in creating an appropriate action plan to address this situation and to streamline all necessaty permits for re-occupancy; however, there ate minimum safety standards that must be met. Those standards include the following::

1. The building must remain totally vacated and properly secured from vandalism.

2. Prior to commencing repairs, appropriate permit applications must be submitted for: demolition work, repairs made to building, fire alatm, HVAC, electrical, and plumbing caused by damage from fire and fire suppression activities.

a. Note: The City is requiring the building Owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. The design professional in responsible charge shall be responsible for reviewing and coordinating

submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

3. An electrical permit must be submitted for all new wiring in compliance with our State and

local electrical codes. The electrician must submit written verification that all wiring to the apartments (including areas not direcdy affected by fire) is safe for use and meets our minimum code requirements prior tore-occupancy.

4. A Licensed Gas Technician must certify that the current system is safe for use before gas

service to the building may be restored.

5. The Fire Alarm System must be functional prior to re-occupancy, see attached notification from d1e City's Fire Prevention Bureau.

6. Follow all inspection requirements oudined in each permit issued by the city.

**No tenant(s) may return to the property until further notice from the City.** Are­ evaluation of the property will occur on 08/21/2013 to verify that the posted units remain secure and vacant.

Failure to comply will result in this office referring ilie matter to the City of Pordand Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Pordand City Code and Tide 30-A ofM.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to§ 6-127 of the Pordand

City Code and Rule SOB of the Maine Rules of Civil Procedure.

If you have any questions, concerns or require emergency repair permits- please contact me at 207.874.8702.

Sincerely,



*1* athan Rioux,

Code Enforcement Officer/ Plan Reviewer

CC: Sheila Hill-Christian, Deputy City Manager

Jeny LaMoria, Fire Chief

Doug Gardner, Director of Healili and Human Services

David Jackson, Fire Deputy Chief

Nicole Clegg, Director of Communications

Chris Pirone, Captain/ Fire Prevention Officer

Brian Laflamme, Code Enforcement Officer (Electrical) Chuck Fagone, Code Enforcement Officer

John Martell, Fire Prevention Officer