



Planning & Urban Development Department

July 20, 2015

GRAY TIMOTHY S &
107 GRANT ST
PORTLAND, ME 04102

CERTIFIED MAIL: 70101870000281368176

CBL 048 A024001
Located At: 107 Grant St.

Notice of Violation/ Tenant Notification

Dear Timothy Gray:

An evaluation of the above-referenced property with Officials from the City's Inspections Division on 07/17/2015 revealed that the structure fails to comply with § 6-108 (d) and § 6-116 (b), of the Housing Code of the City of Portland. Specifically, the damaged and decayed portions of the building and front and rear three (3) level exterior porches must be demolished, and or repaired in accordance with the City of Portland Building Code (MUBEC). Furthermore, the 1st through 3rd Floor front and rear (non-egress) porches must remain vacated and secured from tenant use, and the stored items in the interior hallways and stairwells must be removed immediately.

Given the present circumstances of this Property:

1. The building's exterior porches must remain totally vacated and properly secured from tenant use.
2. Submit a building permit electronically, for the demolition, or repair of the exterior porches and interior rear stairwell to the Building Inspections Office by 08/03/2015.
 - a. Note: The City may require 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. Follow all inspection requirements outlined in each permit issued by the City.

No tenant(s) may occupy the exterior rear porches until further notice from the City. A re-evaluation and inspection of the property will occur on 07/24/2015.



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The City's Corporation Counsel's Office has been alerted to the existence of this matter and intends to pursue legal action including injunctive relief and civil penalties, as provided for in § 1-15 of the Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

If you have any questions, concerns or require emergency repair permits- please contact me at 207-874-8701.

Sincerely,

A handwritten signature in black ink, appearing to read "JR", written over the typed name and title.

Jonathan Rioux
Deputy Director of Inspections

cc: Tenants of 107 Grant St. via Hand Delivery
Adam R. Lee, Associate Corporation Counsel
Keith Gautreau, Assistant Chief of Fire Prevention and Community Outreach

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager GRAY TIMOTHY S &		Inspector Doug Morin	Inspection Date 7/17/2015
Location 107 GRANT ST	CBL 048 A024001	Status Violations Exist	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109.5.(d)	Exterior			Deck	
Violation:	STAIRWAYS, STAIRS, & PORCHES.; Stairways, stairs, porches. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use.				
Notes:	Rear deck/porches are deteriorated, guards are falling off, upright supports are bowed and decks sagging. Front decks appear to be deteriorating as well. Deck boards are lifting up, guards look weak and entire structure should be evaluated.				

2) 6-116.(b)	Interior			Stairways	
Violation:	EGRESS; EVERY DWELLING UNIT AND EVERY ROOMING UNIT SHALL HAVE SAFE, UNOBSTRUCTED MEANS OF EGRESS LEADING TO SAFE AND OPEN SPACES AT GROUND LEVEL IN ACCORDANCE WITH APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.				
Notes:	Tenants blocking the stairway by storing belongings outside of apartment.				

Comments: Unsafe Decks. See Violations