



Planning & Urban Development Department

June 19, 2015

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

CERTIFIED MAIL: 70101870000281368145

CBL: 048 E019001
Located At: 549 CUMBERLAND AVE
RE: Complaint # 30518

Stop Work Order/ Notice of Violation

Mr. Geoffrey Rice:

A re-evaluation of your property on 06/18/2015 located at 549 Cumberland Ave. revealed that construction was being conducted without benefit of a valid building permit as required by Section of 105.1 of the IBC, 2009 (MUBEC).

Appropriate permitting has not been issued for the property listed above; therefore all construction activity at the property must stop immediately. This is a Stop Work Order pursuant to Section 114 of the IBC, 2009 (MUBEC).

The following conditions must be met:

1. Submit an after-the-fact building permit and electrical permit electronically, for the demolition, and or repair of the common hallway and stairwell(s) to the Building Inspections Office by 06/26/2015.
 - 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.
2. Follow all inspection requirements outlined in each permit issued by the City.
3. **A re-evaluation of the entire building will occur on 06/26/2015 at 10:00AM, access must be provided to all units.**

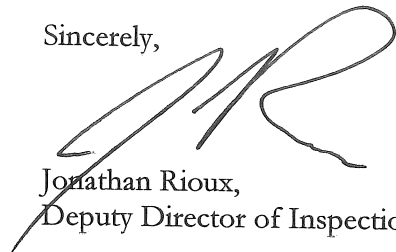
You may resume construction activity only after an assessed fee of \$450.00 is paid (including any outstanding taxes) accompanied with the issuance of appropriate building permit(s) and the subsequent lifting of this order. Building permit applications are available online at <http://www.ci.portland.me.us/754/Applications-Fees> .

The City's Corporation Counsel's Office has been alerted to the existence of this matter and if you do not remedy these issues as required by this Notice of Violation they will pursue legal action including 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.

Mr. Rice, the building violations noted were similar to previous notices sent to you as a property Owner/ Manager. We trust that your cooperation will be evident in you meeting the above requirements outlined in this letter. If you have any questions or concerns please contact me at 207-874-8701.

Sincerely,



Jonathan Rioux,
Deputy Director of Inspections

cc: Tenants of 549 Cumberland Ave.
Adam Lee, Associate Corporation Counsel
David Petruccelli, Captain/ Fire Prevention Officer
Chuck Fagone, Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Owner: RICE GEOFFREY I
Location: 549 CUMBERLAND AVE
CBL: 048 E019001

Invoice Date: 06/19/2015

Fee Description	Fee Charge
06/18/2015 BUILDING REINSPECTION Re-Inspection Fee	\$150.00
06/18/2015 STOP WORK ORDER REMOVAL	\$300.00
Total Billed:	\$450.00
Total Paid:	\$0.00
Amount Due:	\$450.00

Detach and remit with payment

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

CBL 048 E019001
Invoice Date: 06/19/2015
Invoice No: 2942
Total Amt Due: \$450.00
Payment Amount:

Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.