



PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Michael J. Nugent- Inspections Division Director*

June 16, 2006

501 PARTNERS LLC
PO BOX 226
YORK HARBOR , ME 03911

CBL: 048 F02000
Located at 501 CUMBERLAND AVE

Certified Mail

Dear 501 PARTNERS LLC,

An evaluation of the retaining wall at the above location revealed that it is in disrepair and is in need of maintenance or replacement to insure that it will continue to function.

Pursuant to Section 115.2 and 115.3 of the City of Portland Building Code (2003 IBC), this notice is a Record Of and Notice of Unsafe Structure. The retaining wall at the above has loose rocks and is bowing toward the Sherman St... This condition causes a potentially unsafe condition for the residents on Sherman St. as well as the residents at 501 Cumberland Ave.

Section 105.1 of the Building Code requires that a permit be obtained prior to the commencement of this repair and Section 106.1 Requires that the submissions for the permit be prepared by a registered design professional.

Repair/reconstruction plans bearing the seal of a registered design professional must be submitted to this office with a complete building permit application by July 17th, 2006. If complete, and Code compliant, the permit will be reviewed and issued in an expedient fashion. Section 1806 of the City Building Code imposes the following design standard:

SECTION 1806 RETAINING WALLS

1806.1 General.

Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

The approved repairs must commence by 7/31/06. The registered design professional responsibly in charge of the project shall certify, in writing, that the

repair complies with Section 1806 of the building code and that the remaining wall is structurally sound. This must be provided prior to the closure of the permit.

Please contact me at 874-8730 to discuss the matter.

Yours truly,

Mike Nugent
Inspections Division Director