

✓ VESS
✓ RMT
✓ AJS
✓ PH
✓ LW
✓ HD
✓ ES

C-45-157-I
AP 203 Brackett St,
8/18/T

August 20, 1948

Mrs. Josephine S. Childs
203 Brackett Street
Portland, Maine

Subject: Application for building permit to cover cutting in skylight in the building at 203 Brackett Street; and building being unlawfully used as a lodging house under the Building Code.

Dear Madam:

It is clear from the records that this building has been changed from the single-family dwelling house to a lodging house since 1928 without securing a building permit for the change of use, without making the improvements stipulated for safety and fire prevention in a lodging house, and without first securing the certificate of occupancy from this office, all as required by the Building Code.

Under these circumstances I am not only unable to issue the permit for this skylight proposed in the application for permit filed on August 19, by your contractor; but I must require that the building be placed in compliance with the Building Law without delay.

To place the building in compliance with the Building Code requires either that the use be changed back to a dwelling house, or that you proceed at once to make the building comply with the Building Code requirements for a lodging house. If you adopt the latter course you must accept responsibility and whatever liability may accrue as regards safety of the occupants of the building due to insufficient means of egress, insufficient fire protection or otherwise.

If you choose the second course, it is necessary that you have architectural plans of the building prepared showing the present arrangement and showing improvements necessary to make the building comply with the Building Code for a lodging house. Then, have prints of the plans filed with application for a building permit to make the change of use and to make the necessary improvements. The plans and application will be checked against the Building Code requirements and if found in compliance, the building permit will be issued. The work with improvements may then proceed and when finished, upon notification of that fact, final inspection will be made and if everything is found in order the certificate of occupancy issued.

Apparently you have purchased this building within a year or so, and after the experience which you have had as to the requirements, I am indeed surprised that some inquiry was not made before you purchased it to see the legal status of it. I trust that you will understand the gravity of the situation as regards your own liability as to the safety of your lodgers.

Very truly yours,

Inspector of Buildings

BMcD/D