



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Inspection Services, Director
Tammy M. Munson

JANUARY 11, 2012

COPY

HAWKES PETER B
192 DANFORTH ST
PORTLAND, ME 04102

CBL: 057 K007001
LOCATED AT 192 DANFORTH ST
RE: THIRD FLOOR PORCH RENOVATIONS

CERTIFIED MAIL 70090820000141879028

NOTICE OF VIOLATION/ STOP WORK ORDER

Dear PETER B HAWKES,

An evaluation of the above-referenced property on 01/10/2012 revealed that building construction was conducted without benefit of a valid building permit as required by § 105.1 of MUBEC. Furthermore, on 01/06/2012 you were advised by a Building Official of the construction permitting requirements for exterior porches/ guardrails in the City of Portland.

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

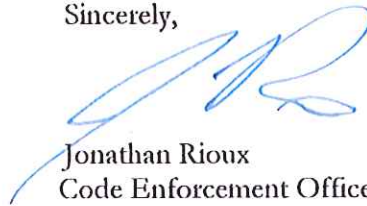
A re-inspection of the property will occur on 01/17/2012.

You may resume construction activity only after an assessed fee of \$200.00 is paid accompanied with the issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code and in Title 30-A of M.R.S.A. § 4452. This constitutes an appealable decision pursuant to § 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me @ 207.874.8702.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JR', is positioned above the printed name and title.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

CC: Chris Pirone, Captain/ Fire Prevention Officer



Jonathan Rioux - 192 Danforth Street

From: Jonathan Rioux
To: hawkes@maineproperties.com
Date: 11/14/2012 1:32 PM
Subject: 192 Danforth Street

1. Plot Plan
2. Cross Section & Framing
3. Documentation for Historic Preservation

Below is the link for a residential building permit application:

<http://www.portlandmaine.gov/planning/residentialadditions.pdf>

Examples

<http://www.portlandmaine.gov/planning/desgnstandards.asp>

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Historic Preservation Program

Deb Andrews
Historic Preservation Program Manager, 874-8726

Rob Wiener
Preservation Compliance Coordinator, 756-8023

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
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