



# PORTLAND MAINE

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August 30, 2010

Eli Cayer  
436 St. John St  
Portland, ME 04102

**CBL: 66 F012001**  
**Located at 436 St. John St.**

RECEIVED

SEP 28 2010

Dept. of Building Inspections  
City of Portland Maine

**Certified Mail: 70080500000145821719**

Dear Eli Cayer,

An evaluation of the above-referenced property on 08-30-2010 was performed for the Legalization of a Nonconforming Dwelling Unit as allowed under Sec. 14-391 of the Land Use Ordinance of the City of Portland. By virtue of this letter and the conditions listed below, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations. These conditions are required to be met before the City will approve the change of use from a 2 unit residential to a 3 unit residential.

- ❖ Egress window on 3<sup>rd</sup> floor unit exiting on to the fire escape needs to meet the 2003 International Building Code for emergency escape and rescue openings.
  - ❖ All fall protection in stairways needs to meet the 2003 International Building Code for stairways and handrails.
  - ❖ All exterior windows shall meet City of Portland's Code of Ordinances.
- Sec. 6-108. Minimum standards for structural elements.**
- No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards: c) *Exterior windows, doors and skylights*. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weather tight, watertight, and vermin proof and shall be kept in sound working condition and good repair.
  - ❖ Electrical panels shall have a typed legible panel schedule on each panel. Outside electrical meters shall have typed unit numbers below the meter.
  - ❖ Dryer vent shall be made of solid rigid sheet metal. Corrugated metal/plastic is not permitted.
  - ❖ All operable unit doors shall be 60 minute fire rated doors. All fire doors shall have a self-closing mechanism. If self-closing hinges are used there shall be a minimum of two hinges located at the top and bottom of the door. All unit doors shall be labeled with that unit's number.
  - ❖ All wood paneling in the egress stairways shall be removed. Per City of Portland's Life

Safety Code as the wood paneling is highly flammable and when burns gives off toxic fumes throughout the stairways.

- ❖ All gas appliances shall have a shut off valve at the appliance, for maintenance purposes.
- ❖ All old discontinued smoke alarms shall be removed or will have to be operable and maintained.
- ❖ All doors or windows in egress stairways/hallways that are not in use will have to be removed and framed in with two layers of 5/8 type x drywall.

The City will issue Mr. Cayer a change of use permit for the property located at 436 St. John Street for the legalization of the 3<sup>rd</sup> floor unit. This permit is to change the legal use from two residential units to three residential units. Mr. Cayer, the city will work with you to bring this building into compliance with our minimal standards for building and housing codes. You have six months after this change of use permit is issued to meet the conditions that have been listed. At this time if the conditions are not met the permit will expire and the use will remain two residential units.

Sincerely,



Nicholas L. Adams  
Code Enforcement Officer  
207-874-8789

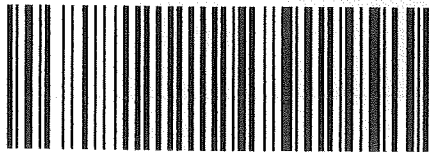
CC: Penny St. Louis Littell, Dir. Of Planning and Urban Development  
Benjamin Wallace, Fire Prevention Officer  
Ann Machado, Zoning Specialist

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Inspection Services Division  
389 Congress Street, RM 315  
Portland, Maine 04101-3509



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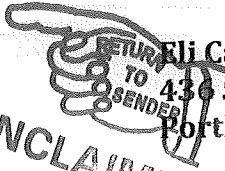
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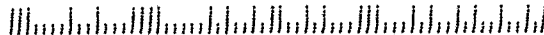
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Eli Cayer  
436 St. John St  
Portland, Maine 04102  
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1st Notice  
2nd Notice  
Return

9/2/10  
9/8  
9/18

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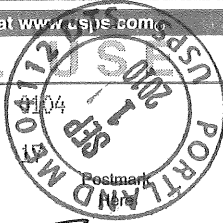
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<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.54</b>



Insp  
66F-12

09/01/2010

Sent To *Eli Cayer*

Street, Apt. No.;  
or PO Box No. *436 St. John St*

City, State, ZIP+4 *Portland, ME 04102*

PS Form 3800, August 2006

See Reverse for Instructions