



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

January 25, 2010

**MORGENSTERN MICHAEL
26 FREDERIC ST
PORTLAND, ME 04102**

**CBL: 076 A013001
Located at 26 FREDERIC ST
RE: Fire Department Incident # 0459**

Certified Mail 70090820000141892263

POSTING NOTICE: VACATED BUILDING

Dear Mr. Morgenstern:

The City of Portland Fire Department responded to 26 Frederic Street on the 01/13/2010 for an alarm sounding with a report of water coming from the front door of the building. Your building at 26 Frederic St. fails to comply with the City's Building Code, §6-120. (b). Specifically, potable water has not been provided to this property since January 13, 2010. Furthermore, on 08/10/09 City Inspectors found an illegal dwelling unit on the basement level of the property.

A re-inspection of the property will occur on 02/04/2010.

We understand these tough economic times; however, there are minimal housing standards that must be met to ensure the safety and welfare of each resident.

Being without heat, potable water or sewer accompanied with broken pipes and water filled electrical outlets jeopardizes the health and safety of the people living at 26 Frederic St.

As a result, the power company was ordered to secure the electrical service, and the City posted your building against occupancy on 01/14/2010.

In order to re-occupy the building a walkthrough inspection with the City's Inspections Services Division must occur. The City will then identify all minimal Building and Life Safety (Fire) standards that must be met prior to re-occupancy. The vacant building must remain weatherproof, watertight, and secured; failure to comply with this order will result in further enforcement action.

If you have any questions or concerns please contact me at 207.874.8702.

Sincerely,

Jon Rioux,
Code Enforcement Officer

CC: Penny St. Louis Littell, Director of Planning and Urban Development, Keith Gautreau, Captain, Gene Cote, Lieutenant, & Ann Freeman, Associate Corporation Counsel

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