



Planning &amp; Urban Development Department

February 17, 2016

FORESTATE MAINE ASSOCIATES LLC  
PO BOX 18380  
SIOUX FALLS SD, 57186

CBL: 116 C001001  
RE: FIRE INCIDENT #: 1720

CERTIFIED MAIL: 70103090000232738429

### Tenant Notification/ Posting Notice

Dear Forestate Maine Associates LLC and Tenants:

An evaluation of the above-referenced property with Officials from the City's Building and Fire Department on 02/14/2016 following a second alarm building fire revealed that portions of the structure failed to comply with § 6-120 (a), (b), & (c) of the Housing Code of the City of Portland. Unfortunately, four (4) apartment units, and a commercial restaurant "Brea Lu Café", and essential building component(s) were damaged by smoke, fire, water, and suppression efforts. The entire building is unfit for human habitation and must remain vacated.

Due to the damage caused by the fire, the remainder of the building is without electricity, gas, water, and a central heating system.

The City is willing to work cooperatively with you in creating an appropriate action plan to address this situation and to streamline all necessary permits for re-occupancy; however, there are minimum safety standards that must be met. Those standards include the following:

1. The building must remain totally vacated and properly secured from vandalism.
2. Prior to commencing repairs, appropriate permit applications must be submitted for: demolition work, repairs made to building, fire alarm, HVAC, electrical, and plumbing caused by damage from fire and fire suppression activities.
  - a. Note: The City is requiring the building owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. The design professional in responsible charge shall be responsible for reviewing and coordinating submittal

documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

b. Visit our website at:

<http://www.portlandmaine.gov/754/Applications-Fees> for more information.

3. An electrical permit must be submitted for all new wiring in compliance with our State and local electrical codes. The electrician must submit written verification that all wiring to the apartments (including areas not directly affected by fire) is safe for use and meets our minimum code requirements prior to re-occupancy.
4. A Licensed Gas Technician must certify that the current system is safe for use before gas service to the building may be restored.
5. The smoke and carbon monoxide alarms must be functional prior to re-occupancy, see attached notification from the City's Fire Prevention Bureau.
6. Prior to re-occupancy of the Restaurant, contact the Public Health Division @ (207) 756-8365 to schedule a Health Inspection.
7. Follow all inspection requirements outlined in each permit issued by the city.

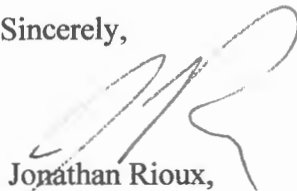
No tenant(s) may return to the property until further notice from the City. A re-evaluation of the property will occur on 02/19/2016 to verify that the posted units remain secure and vacant.

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 Portland City Code and Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

If you have any questions, concerns or require emergency repair permits- please contact me at 207.874.8701.

Sincerely,



Jonathan Rioux,  
Deputy Director of Inspections

cc: John Everett, Deputy Fire Chief  
David Petruccelli, Captain/ Fire Prevention Officer  
Chuck Fagone, Code Enforcement Officer