



Planning & Urban Development Department

September 28, 2015

DOE PETER F
PO BOX 952
PORTLAND ME 04104

CERTIFIED MAIL: 70101870000281368244

LOCATED AT: 234 WOODFORD ST
CBL: 124 D004001
RE: COMPLAINT # 30858

Emergency Building Repairs & Violation Notice

Dear Peter Doe:

The City of Portland Building Inspections Office conducted an exterior inspection of your building located at 234 Woodford St. on 09/24/2015. During the inspection, City Staff was accompanied by Eric Dube (Owner's Structural Engineer) and Bill Johnson (Owner's Contractor). Mr. Dube verbally identified the need for immediate emergency repairs and temporary structural supports to safely remove the vehicle from the porch/building; and that he would provide supervision for the construction (emergency repair/shoring) activities. Furthermore, the City noted additional violations to the property Owner's contactor during our exterior inspection of the property; attached is a list of those violations.

Unfortunately, due to damage caused by the vehicle collision, and existing condition of the exterior exits, portions of the structure fail to comply with Sections 6-120(a), and (c), and 6-108 (d) of the Housing Code of the City of Portland. The Owner has agreed to vacate the residential units until such repairs are made.

Based on the City's limited visual inspection, Mr. Dube's verbal statements, and review of damaged portion of the structure, the City hereby approves emergency repairs (as allotted for in Section R105.2.1 of MUBEC) of existing roof rafter(s), wall(s), and structural supports within the existing footprint. This does not approve the demolition or other modification to buildings or structures without making an additional application to the City's Building Inspections Office and obtaining the required permit(s). If a portion of the building must be demolished in order to adequately address structural issues, the Owner/applicant shall provide a written statement to that effect from an appropriately licensed engineer.

Approval of emergency repairs is subject to the following conditions:

- 1) The emergency repairs are approved with the agreement that a full written structural analysis of the damaged portions of the building and stamped by a licensed engineer is submitted to the City Building

Inspections Office within seven (7) days. A separate building permit shall accompany this written analysis for the associated work.

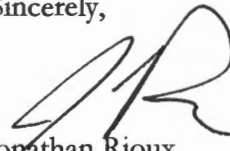
- a. Note: You will be required to submit electronic documents of sufficient clarity to indicate the location, nature and extent for the work/uses proposed and show in detail that it will conform to the City's Building and Land Use Codes (<http://www.portlandmaine.gov/796/Building-Inspections>).
- 2) The Owner/applicant is responsible for obtaining all other local, state and/or federal permits necessary for the emergency repair work allowed under this building permit.
- 3) All emergency repairs and structural support work shall be supervised and inspected by a registered design professional/licensed engineer.
 - a. Note: An electrical permit application must be submitted for all new wiring in compliance with our State and local electrical codes.

A re-evaluation of the property will occur on 10/01/2015 to verify that the emergency repairs/ supports permit application was submitted electronically to the City.

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 in 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.

As discussed during your walkthrough inspection, the City will expedite all necessary permit applications. If you have any questions, please feel free to contact our Office at (207) 874-8701.

Sincerely,



Jonathan Rioux,
Deputy Director of Inspection

cc: Tenants of 234 Woodfords Street
Eric Dube, PE, Casco Bay Engineering
Bill Johnston, Johnston building

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Doe Peter F		Inspector Chuck Fagone	Inspection Date 9/24/2015
Location 234 WOODFORD ST	CBL 124 D004001	Status Violations Exist	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-120.(c) Exterior Porch
Violation: PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY; Properties which because of their general condition, state of the premises, number of occupants, or location are so unsanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public;
Notes: Submit both an emergency repair and commercial alteration building permit for the damaged front porch and building repair/ replacement.

2) 6-108.(d) Exterior Various locations
Violation: STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.; EVERY INSIDE AND OUTSIDE STAIRWAY, STAIRWELL, STAIRS, AND PORCH AND ANY APPURTENANCES THERETO SHALL BE STRUCTURALLY SOUND, IN GOOD REPAIR, AND SAFE TO USE.
Notes: Repair or replace the decayed, damaged stairs, landings, and guardrails of the side, front and rear exterior exits. Note: a building permit is required

3) 6-120.(a) Exterior Various locations
Violation: PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY; Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health safety, and general welfare of the occupants or the public
Notes:

Comments: 09-24-15: Met on site with Portland PD, Eric Dube, P.E. Casco Bay Engineering (Owner's Engineer) and Bill Johnston, Johnston Building (Owner's Contractor) for safe vehicle removal from the building. Owner's Contractor was allowed to conduct emergency shoring and braced under the supervision of their P.E., and advised to submit an emergency repairs permit ASAP, JGR.