

Strengthening a Remarkable City, Building a Community for Life

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Planning & Urban Development Department
Penny St. Louis Littell, Director

August 13, 2010

Mr. Brendan Parker
Mr. Howard Ye
120 Baxter Boulevard
Portland, Maine 04101

Re: 17 Codman Street

RECEIVED

AUG 20 2010

Dept. of Building Inspections
City of Portland Maine

Dear Mssrs. Parker and Ye:

On August 12, 2010 City staff met with Brendan Parker to discuss how we move forward with legalizing the property located at 17 Codman Street . In order to lift the Stop Work Order and allow the renovation of the property to be completed, the following must occur:

Zoning

The property is a legal 3 unit residential property. The property may not be used as a bed and breakfast or lodging house as those uses are not permitted in the zone. Brendan agreed that the property will be residential in nature and not rented out other than on at minimum month to month. However, a year-long lease is what is being pursued.

Building Issues

Work proceeded at the property without the benefit of approved plans. The owner has admitted that work was performed by individuals who were incompetent and criminal in their behavior. Because permits were not obtained as they should have been, we must review this property as an after-the fact situation. In order to ensure the building is up to code and to allow further work to occur, plans must be submitted that allow us a level of comfort that what has been done and will be done is up to Code. As was stated a licensed professional must submitted stamped as built plans indicating the work done meets code requirements. In addition, any further proposed work must have necessary permits.

In addition, there was plumbing and electrical work that was undertaken without permits. A licensed electrician and plumber must apply for the appropriate permits, and provide certification that the work completed (and to be completed) has been done according to all applicable codes.

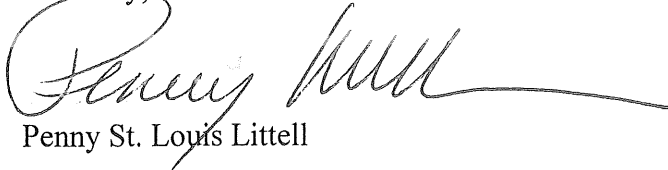
Fire Issues

The fire department has also visited the site. The building egresses must remain clear of obstruction. In addition, working hardwire smoke and carbon monoxide detectors must remain fully functioning. Fire doors must be in place and the boiler protected.

Summary

Please understand that it is the objective of the City to have this building occupied as soon as possible. However, that cannot happen until all appropriate certifications and plans have been reviewed and approved. Please take steps necessary to obtain a professional who can assist you in completing this project.

Sincerely,



Penny St. Louis Littell

C: Tammy Munson
Jeanie Bourke
Nicholas Adams
Keith Gautreau