



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

August 28, 2015

KIRBY SEAN E
110 MARGINAL WAY #265
PORTLAND, ME 04101CBL: 132 E009001
Located at: 32 LAWN AVE

Certified Mail 7010 1870 0002 8136 9067

Dear Mr. Kirby,

An evaluation of the above-referenced property on **08/26/2015** shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. Our office will need a plan of action from you within **14 days** of the date of this notice. A follow up of this violation will occur On **09/14/2015** at which time compliance will be required. 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 Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,
A handwritten signature in black ink that reads "Chuck Fagone".Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
 DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager KIRBY SEAN E		Inspector Chuck Fagone	Inspection Date 8/26/2015
Location 32 LAWN AVE	CBL 132 E009001	Status Violations Exist	Inspection Type Building-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108. (d)	Exterior			Front Porch	
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:	<i>The front porch is structurally compromised and will need to be replaced. As this is the second means of egress for the tenants, an action plan will need to be implemented immediately and received by this office within 14 days. A building permit will be required.</i>				

Subject: 32 Lawn Ave

9/1/15

Dear Mr. Fagone,

I received your letter concerning my home and front porch at 32 Lawn Ave.. I appreciate you guys keeping everyone safe. I had already contracted to have the entire front porch repaired prior to your inspection. The contractor is ordering the necessary supplies and work will begin after they are received. I have included the details of what we are doing. It is a sizable repair and will take time. The plan of action was already in place.

During the interim we are using one of two rear stair access points for the daily coming and going. While I completely agree the porch is in need of repair and it will be done it still acts as an escape route from the front of the house in the event of an emergency. I shoveled many thousand pounds of snow off the 2nd story porch this last winter; it is stronger than appearances might indicate. The contractor is also sensitive to leaving an emergency egress from the front for all to use during construction. This is to ensure there is multiple front and rear access points out of the home.

Again, thank you for your concern. The front porch is being addressed but please let me know if there is anything else I can help with.

Thanks,

A handwritten signature in black ink, appearing to read "Sean Kirby". The signature is stylized with a large, sweeping loop at the top and a smaller loop below it.

110 Marginal Way #265

Portland, ME 04101

404.307.2600

8/26/15
RE: front porch 32 Lawn Ave
From: Jay Tachibana <jtt@gwi.net>
To: Sean <seaninice@aol.com>
Subject: Re: front porch 32 Lawn Ave
Date: Wed, Aug 26, 2015 7:44 am

Friday at 9 would work

From: Sean
Sent: Wednesday, August 26, 2015 6:26 AM
To: Jay Tachibana
Subject: Re: front porch 32 Lawn Ave

...good morning Jay. My Thurs just collapsed around me. Could we meet Fri morning some time? I believe you said you would be on Lawn ave Fri as well. Let me know.

Thanks,
Sean

Sent from my iPad

On Aug 24, 2015, at 10:25 PM, Jay Tachibana <jtt@gwi.net> wrote:

based on only a brief site visit, no measurements:

- the skirts need to come off, and new footings poured and the frame re-set or re-built correctly at the first deck level. a week with two guys \$3,500 labor \$1,000 materials (roughly)
- re-build skirts, lattice, trim, repair other trim at first level one week just me \$2,000 labor \$600 materials
- rebuild/repair steps roughly 3 days just me \$1,200 labor \$500 materials
- Repair/re-dress upper deck railings, trim, etc one week 2 guys \$3,500 labor \$1,000 materials
- new epdm rubber roofing 4 days 2 guys (needs to be flashed up behind siding of house) \$2,800 labor \$1,500 materials
- miscellaneous issues/repairs/upgrades \$2,500 budget

so all of the above:
\$20,100