

# PORTLAND MAINE

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*Acting Director of Planning and Urban Development  
Greg Mitchel*

*Inspection Services, Director  
Tammy Munson*

February 16, 2012

Linda Brabrook  
710 Washington Avenue  
Portland, ME 04103

**CBL: 147 A022001**  
**RE: 250 READ STREET**

## NOTICE OF VIOLATION

Dear Ms. Brabrook:

This office has been notified that the above referenced property is in violation of the Building Code (MUBEC) of the City of Portland. The Portland Police Department inspected the building this past weekend and reported a function in progress occupying this space. Our records indicate that the required Certificate of Occupancy has not been issued for the amended Change of Use building permit #2012-14660 (Recording studio/rehearsal space/digital photography, No Public Concerts/Venues). This approval is for Business occupancy with no allowance for public assembly. Please be advised that occupancy of these premises without the Certificate is a violation of Section 111.1 of the Building Code (IBC 2009). **ALL OCCUPANCY OF THE SPACE MUST CEASE AND DESIST IMMEDIATELY.**

Records show the most recent inspection on January 18, 2012 for this permit was unsatisfactory with the fire and electrical codes. The following violations were cited and need to be corrected prior to occupancy inspection of the space:

### **Electrical:**

1. Missing electrical covers
2. Emergency light test buttons were not working correctly
3. Cords for the TV to be brought below ceiling
4. Outlet above the ceiling to be removed
5. Light in the back room closet area needs to be repaired

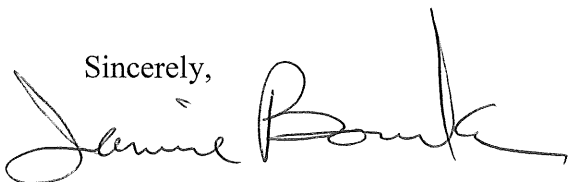
### **Fire:**

1. Compliance required with the amended permit conditions
2. An inspection sticker is required for the fire alarm system
3. Provide the firefighter Building Marking Sign
4. Install a fire extinguisher near the front door

This is a notice of violation pursuant to Section 6-21 of the Code. The applicable area of the building shall not be occupied until compliance is met and the certificate is issued. To schedule a final, Certificate of Occupancy inspection, contact this office at 874-8703 or [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov).

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 6-1 of the Code and in Title 30-A M.R.S.A. ss 4452. This constitutes an appealable decision pursuant to Section 6-20 of the Code. Please feel free to contact me at 874-8715, if you wish to discuss the matter or have any questions.

Sincerely,



Jeanie Bourke  
Code Enforcement Officer

Cc: Tammy Munson, Director of Inspection Services  
Danielle West-Chuhta, Corporation Counsel  
Capt. Chris Pirone, Fire Prevention  
Brian LaFlamme, Electrical Inspector  
John Martel, Fire Prevention Inspector