

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0176	Issue Date:	CR#: 155 8007001
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Location of Construction: 46 BAY ST	Owner Name: MGW CONSULTING AND DEVE	Owner Address: 46 IRVING ST	Phone:
Business Name:	Contractor Name: Builders Insulation/ Builders Install	Contractor Address: 515 Riverside Industrial Park Portland	Phone: 2078786600
License/Buyer's Name	Phone:	Permit Type: HVAC	Zone: R-3

Part Use: Single Family Home	Proposed Use: Single Family Home - install a FMI 36" Victoria in living room	Permit Fee: \$40.00	Cost of Work: \$1,225.00	CEO District: 4
Proposed Project Description: install a FMI 36" Victoria in living room		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 02/25/2010	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>OK</i> 2/26/10	Date:	Date:

PERMIT ISSUED

MAR - 4 2010

City of Portland

Close 4/2/10 SK

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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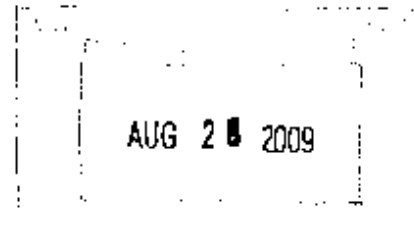
*Director of Planning and Urban Development
Peggy St. Louis Little*

*Inspection Services, Director
Timothy Mannon*

August 4, 2009

REGULAR AND CERTIFIED MAIL # 7008 0500 0001 4587 8645

MGW Consulting and Development, LLC
46 Irving Street
Portland, Maine 04102



RE: 46 Bay Street
CBL: 155-E-007-001

Dear Mr. Wilson:

This letter is a follow up to our telephone conversation today regarding the filing of the application for demolition of the single family home at 46 Bay Street (the "Property"). The City had sent similar correspondence to the previous owner Fracena Roberts after a meeting on May 28, 2009 at the Property. The inspection revealed that the single family home on the Property is severely dilapidated and structurally unsound. The left rear corner is completely caved in and the roof has collapsed.

Pursuant to the International Existing Building Code 2003 ("IEBC") Section 202, any building with any of the following characteristics shall be deemed a "dangerous building":

- 2. Any portion, member, or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.
- 4. The building, or any portion thereof, is likely to collapse partially or completely because of dilapidation, deterioration or decay.
- 5. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

The building falls within the above IEBC definition and is a "dangerous building". It is hereby ordered that the building be demolished. See City Code § 6-16; IEBC at § 117.1. Please contact this office on or before August 14, 2009 in order to obtain the necessary permit(s), including, but not limited to, a demolition permit. I am enclosing an application packet for Demolition of a Structure to be filed at our office with all of the required documents and fees.

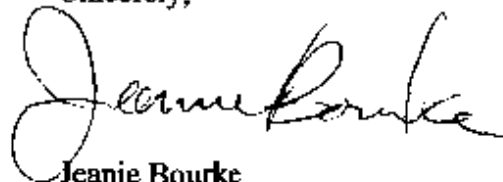
The city of Portland requires immediate action in the application process to demolish this structure. You stated that it is your intention to attend to this matter quickly; however you were hoping that it could be handled in conjunction with the building permit application for a new single family home relocated on this lot. As I explained, due to the potential review time of the building permit process, the demolition should be applied for separately in order to expedite the removal of this seriously dangerous structure.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel's office for immediate action and pursuit of all available legal remedies under the City Code and 17 M.R.S.A. §§ 2851-2859 including, but not limited to, attorney's fees and civil penalties as provided for in 30-A M.R.S.A. § 4452 and §§ 1-15 and 6-1 of the City Code.

This constitutes an appealable decision pursuant to section 121 of the Building Code. Please be advised that the Portland City Council has amended the City Code to include a \$75.00 re-inspection fee. If there are any subsequent inspections, the \$75.00 fee will be assessed for each inspection.

Thank you in advance for your immediate attention to this matter.

Sincerely,



Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

cc: Tammy Munson, Inspection Services, Director
Danielle West-Chuhla, Associate Corporation Counsel
Penny Littell, Director of Planning & Urban Development



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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tanny Merson*

July 14, 2009

REGULAR AND CERTIFIED MAIL # 7008 0500 0001 4587 8492

Fracena Roberts
318 Campbells Pond Road
West Bath, Maine 04530

RE: 46 Bay Street
CBL: 155-E-007-001

Dear Mrs. Roberts:

On May 28, 2009, I met your husband Gary, your lawyer Jessica Maher and representatives from Gorham Sand and Gravel at your property at 46 Bay Street (the "Property"). The inspection revealed that the single family home on the Property is severely dilapidated and structurally unsound. The left rear corner is completely caved in and the roof has collapsed.

Pursuant to the International Existing Building Code 2003 ("IEBC") Section 202, any building with any of the following characteristics shall be deemed a "dangerous building":

- 2. Any portion, member, or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.*
- 4. The building, or any portion thereof, is likely to collapse partially or completely because of dilapidation, deterioration or decay.*
- 5. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.*

The building falls within the above IEBC definition and is a "dangerous building". It is hereby ordered that the building be demolished. See City Code § 6-16; IEBC at § 117.1. Please contact me on or before July 21, 2009 in order to obtain the necessary permit(s), including, but not limited to, a demolition permit. I am enclosing an application packet for Demolition of a Structure to be filed at our office with all of the required documents and fees.

I received a phone message on July 13, 2009 from Donna at the law firm of Moncre and Barnicle on July 10, 2009. She stated that the property was under contract with a closing date scheduled for July 29, 2009. Regardless of this pending sale, the city of Portland requires action in the process to demolish this structure to commence immediately.

This is your final opportunity to correct this violation. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel's office for immediate action and pursuit of all available legal remedies under the City Code and 17 M.R.S.A. §§ 2851-2859 including, but not limited to, attorney's fees and civil penalties as provided for in 30-A M.R.S.A. § 4452 and §§ 1-15 and 6-1 of the City Code.

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Danielle West-Chuhta, Associate Corporation Counsel
Penny Littell, Director of Planning & Urban Development
Jessica Maher, Esq
Gorham Sand & Gravel



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*Director of Planning and Urban Development
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August 4, 2009

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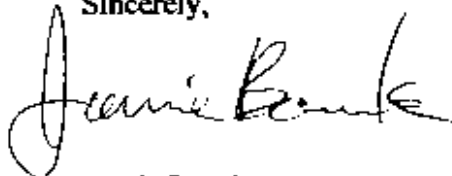
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Jeanie Bourke
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