



PORTLAND MAINE



June 29, 2010

Michael E. Mulkern
241 Elm Street
South Portland, Maine 04106

Re: 1445 Forest Avenue
CBL: 340-D-003

Dear Mr. Mulkern:

An inspection was performed at the above location on June 29, 2010. During that inspection, we met with you and your contractors to discuss the resolution of the serious code violations and the removal of three illegal dwelling units. Although, we were assured full access to all units and common areas during our meeting with you on Monday, we were only able to access the basement area.

During our discussion with you on site, we outlined the corrective action that needs to be taken by you and your contractors. The following memorializes that discussion:

1. All electrical systems in the building must be made safe, code compliant, and installed in a workmanship manner. An electrical permit shall be obtained for any new wiring.
2. All unsafe wiring will be repaired or replaced.
3. All knob and tube wiring will be discontinued and any junction points will be eliminated.
4. A letter from your licensed electrician will be submitted to us on Friday stating the building is in a safe condition and is code compliant.
5. All illegally installed plumbing will be reviewed and certified by your licensed plumber. As discussed, your plumber will verify all fixtures are vented, trapped, and installed properly. A plumbing permit will be obtained for any new piping.
6. All illegal heating units will be reviewed and corrected by your licensed HVAC contractor and certified as safe and code complaint. Permits must be obtained for all of these units.
7. All kitchen sinks and cooking appliances in the illegal units must be removed. The pipes shall be permanently capped below the floor level.
8. As discussed, these corrective measures only assure you occupancy of floor 1 and floor 2 as the only permitted dwelling units in the building. There will be a plan of action for the building addressing all other code violations. The above mentioned only allows you to continue to occupy those two units. It does not imply full code compliance of the entire structure.

A follow up inspection is scheduled for Friday July 2, 2010 at 9:00am. At that time, all of the above must be complete. In order to perform a proper inspection, full access to the entire structure and the detached structure are necessary. If we are not able to gain access to all areas of the building, we will vacate and post the entire building against occupancy.

If you have any questions regarding the above outline, please contact Keith Gautreau at 874-8450 or myself at 874-8706.

Sincerely,

Tammy Munson, Code Enforcement Officer
Inspections Division

Captain Keith Gautreau, Fire Prevention Officer
Fire Department