



October 12, 2017

**Via Regular and Certified Mail**

Philip C. Haughey, Trustee  
1660 Soldiers Field Road  
Boston, MA 02135

RE: Code and Fire Violations at 1392 Riverside Street, Portland, Maine  
CBL 369 A005001

Dear Mr. Haughey,

On April 11, 2017, the City inspected the property at 1392 Riverside Street and found numerous violations. On that date, the building was posted against occupancy, and you were verbally informed of the violations at the property. On April 27, 2017, you were also sent a Notice of Violation and Order to Correct by the Fire Department, to which you have yet to respond.

**Violations**

The following conditions are violations of the City of Portland Code of Ordinances § 6-98(a)(1), and the International Residential Code, § 3401.2:

1. The roof is not waterproof or weathertight;
2. The suspended ceiling in the office area has collapsed; and
3. There is a damaged structural column in the warehouse area.

The following conditions are violations of the City of Portland Code of Ordinances § 6-98(a)(2) and the cited provisions of the National Electric Code ("NEC"):

4. Water-damaged wiring (NEC § 110.3(A), (B), NEMA standards);
5. The permanent use of extension cords to power ceiling fans in the warehouse and a warn winch that opens a door (NEC § 400.8);
6. Broken or inoperable lighting fixtures (NEC § 410.104(A));
7. Numerous open junction boxes (NEC §§ 110.12, 314.17(A)); and
8. An exposed bus in the electrical panel (NEC §§ 110.12, 314.17(A)).

Finally, the following conditions are violations of the City of Portland Code of Ordinances § 10-1 and the cited provisions of the National Fire Protection Association 101 Life Safety Code ("NFPA 101"):

9. Fire extinguishers that are not current on their required annual service (NFPA 101 § 9.7.5);



10. The sprinkler system requires inspection and certification (NFPA 101 § 9.7.5); and
11. The exits are not clearly marked (NFPA 101 § 7.10).

### Required Action

Although I appreciate that you have kept the building vacant, as required, you have made no progress towards remedying the violations. Therefore, by no later than December 1, 2017, you must complete the following:

- A. Have a structural engineer evaluate the damaged column in the warehouse and apply for the required permits to repair the column;
- B. Apply for electrical permits to repair the electrical violations; and
- C. Apply for the necessary permits to repair the roof and ceiling.

All repairs must be completed no later than February 1, 2018. Failure to comply with these deadlines will result in this matter being referred to Corporation Counsel for legal action. Legal remedies may include injunctive relief, civil penalties in the minimum amount of \$100 per violation per day, and the payment of the City's legal costs.

Pursuant to City of Portland Code of Ordinances §§ 6-96 and 10-23, you may appeal this decision to the Board of Appeals within ten days of the date of this letter. If you do not appeal, you may waive your rights to challenges these determinations at a later date.

I appreciate your anticipated cooperation. Please feel free to contact us if you have any further questions.

Sincerely,

Douglas Morin  
Code Enforcement Officer  
(207)874-8705

John Brennan  
Captain, Fire Prevention Bureau  
(207)874-8400