

# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* - [www.portlandmaine.gov](http://www.portlandmaine.gov)

Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director

April 6, 2006

The Proprietors of Custom House Wharf  
Att. Ken McGowan  
5 Eastern Promenade  
Portland, ME 04101

Re: Custom House Wharf, (030 A001)

Dear Ken,

Thank you for accompanying Captain Cass, PFD, John Bisesti, C.E.O. and myself on an inspection of occupied portions of the east side of Custom House Wharf on 3/21/2006.

At that inspection, we found that the uninhabited portions on the easterly side of Custom House Wharf beyond 42 are in extreme disrepair. Your representation that these would be restored to a habitable state in the summer of 2006 is encouraging. This office looks forward to your permit submissions. The structure must remain vacant and secured until permitted restoration occurs. I would like to discuss a specific timetable for these repairs at your earliest possible convenience.

The second floor of the Custom House Seafood Co. at 42 Custom House Wharf has many large holes in the floor sheathing and the stairs leading to the space are in need of repair. Based on that, and pursuant to Section 115 of the City Building Code (2003 IBC), this space cannot be used until repairs occur pursuant to valid building permits. The Tenants will also receive this notification.

Please contact me at 874-8730 to discuss this matter.

Sincerely,

Michael J. Nugent  
Inspections Division Director

Cc: Craig Johnson



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life - [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director*

April 6, 2006

The Proprietors of Custom House Wharf  
Attn Ken McGowan  
5 Eastern Promenade  
Portland, ME 04101

Re: Custom House Wharf, (030 A001)

Dear Ken,

Thank you for accompanying Captain Cass, PFD, John Bisesti, C.E.O. and myself on an inspection of occupied portions of the east side of Custom House Wharf on 3/21/2006.

At that inspection, we found that the uninhabited portions on the easterly side of Custom House Wharf beyond 42 are in extreme disrepair. Your representation that these would be restored to a habitable state in the summer of 2006 is encouraging. This office looks forward to your permit submissions. The structure must remain vacant and secured until permitted restoration occurs. I would like to discuss a specific timetable for these repairs at your earliest possible convenience.

The second floor of the Custom House Seafood Co. at 42 Custom House Wharf has many large holes in the floor sheathing and the stairs leading to the space are in need of repair. Based on that, and pursuant to Section 115 of the City Building Code (2003 IBC), this space cannot be used until repairs occur pursuant to valid building permits. The Tenants will also receive this notification.

Please contact me at 874-8730 to discuss this matter.

Sincerely,

Michael J. Nugent  
Inspections Division Director

3 April 2006

Mr. Michael Nugent, Manager  
Inspection Services Program  
Planning & Development Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

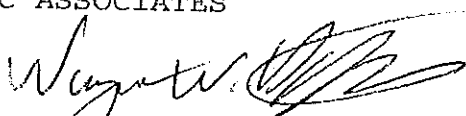
Re: Proprietors of Custom House Wharf  
Custom House Seafood

Dear Mr. Nugent:

Today I made a cursory inspection of the westerly wall at the Custom House Seafood building on Custom House Wharf. The second floor wall is relatively new construction in good condition. The first floor wall is bowed slightly, the sheathing is in poor condition, but the studs and posts are solid. Although the wall needs repairs, there is no immediate cause for concern. I am assisting the owner with a design for repairs which will consist of a new concrete footer and knee-wall, and a new stud wall along the first floor. The knee-wall will come up about two feet above grade to provide protection from wet floors.

I also took note of the interior beams supporting the second floor which have some serious deflection centered over the middle columns. There is nothing to indicate that the east and west exterior walls have settled any so I wonder if the building was constructed in this manner. I will attempt to answer this question as I get involved in this work.

Very truly yours,  
TEC ASSOCIATES

  
Wayne W. Duffett, P.E.

cc: Kenneth Macgowan