



**CITY OF NEWBURYPORT  
BUILDING DEPARTMENT**

BUILDING COMMISSIONER/CODES ADMINISTRATOR  
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**Building Department Memo**

To: City Council President Eigerman

From: Greg Earls, Conditional Building Commissioner

Cc: Dennis Morel, Building Inspector

RE: 107 State Street

Date: September 24, 2021

On September 22, 2021, I performed a visual inspection of the property and structures located at 107 State Street in Newburyport, MA. I was unable to gain entrance onto the property nor inside the building as it is private property and I had not obtained permission to do so. Therefore, the inspection was done from the adjacent streets and sidewalks. No determination was made as to the condition of the interior of the building. The following Building Code violations, and possible violations, were observed and relevant code sections cited. Attached photographs for reference only.

1. The pole mounted sign on State Street has an interior electrical ballast which is not secured properly and may become dislodged and fall to the pedestrian sidewalk below. (III. 1)  
The temporary protective fabric covering of the sign body has become unattached in multiple areas and may dislodge and become airborne. (III. 2)

**International Property Maintenance Code 2021, Chapter 1, Section 111.1.5.3**

**Unsafe structures and equipment**

**Dangerous structure or premises.**

*Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse or to become detached or dislodged.*

2. The concrete and steel fuel pump islands which are located in the middle of the paved lot have deteriorated to the point of exposing unattached metal and loosened concrete. (III 3 & 4)  
Red fire suppression tanks and accompanying pipes are attached to rusting supports with no preventive measures to discourage their mis-use. (III. 5 & 6)  
At the southeast corner of the lot is a wood retaining wall which shows evidence of failing. (III. 7)

**International Property Maintenance Code 2021, Chapter 1, Section 111.1.5.7**

**Unsafe Structures and Equipment**

**Dangerous structure or premises.**

*The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger...or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.*

3. On the northwest corner of the building, a downspout is disconnected from the horizontal member potentially allowing rainwater to seep next to the building's foundation. (Ill. 8)

**International Plumbing Code 2015, Chapter 11, Section 1101.2**

**Storm Drainage**

**Disposal**

*Rainwater from roofs and storm water from paved areas, yards, courts and courtyards shall drain to an approved place of disposal.*



III. 2





