



# PORTLAND MAINE

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December 20, 2010

Justina Marcisso  
65 Vesper St  
Portland, ME 04101

RECEIVED

JAN 21 2011

**CBL: 003 E009001**  
**Located at 63 Vesper St.**

**Dept. of Building Inspections**  
**City of Portland Maine**

**Certified Mail: 70100780000114926338**

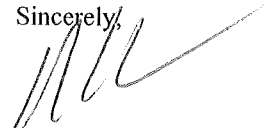
Dear Justina Marcisso,

An evaluation of the above-referenced property on 12/18/2010 was performed and the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland. By virtue of this letter and the conditions listed below, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations. There conditions are required to be met by 1/30/2011.

- ❖ All smoke and carbon monoxide alarms shall be installed by a master electrician. All smoke and Carbon Monoxide alarms shall be photoelectric with battery backup located in all bedrooms, right outside bedrooms, and on every floor. All Smoke and Carbon Monoxide alarms shall be interconnected.
- ❖ All operable unit room doors located in egress stairways shall be 60 minute fire rated doors. As well as the door going into the basement and all storage closets within stairways. All fire doors shall have a self-closing mechanism and shall be adjusted to close without human force. If self-closing hinges are used there shall be a minimum of two hinges located at the top and bottom of the door. All unit doors shall be labeled with that unit's number.
- ❖ Hot water shall be fixed to code; maximum temperature at all fixtures shall not exceed 120 degrees.
- ❖ All means of egress from the second and third floor shall be rated 60 minute enclosure. No open penetrations are allowed, all walls and ceiling shall be minimum 5/8 type x gypsum board. Gypsum board shall have at least one coat of mud and tape to acquire the 60 minute rating. There is no storage AT ALL allowed in any egress hallways or stairways
- ❖ GFI outlets shall be installed and operable in all unit bathrooms and kitchens.
- ❖ Electrical panels shall have a typed legible panel schedule on each panel. Outside electrical meters shall have typed unit numbers below the meter.
- ❖ All holes and penetrations in basement ceiling shall be sealed to complete the 1 hour rating per Sec. 712 of the 2003 IBC.
- ❖ The entire basement shall be cleaned up, no excess storage allowed. There shall be a clear path, free of obstacles to all electrical panels, boilers/furnaces, water/sewer main and any other mechanical appliances.
- ❖ All egress windows are to be free and clear of obstructions windows shall not be wrapped in plastic.
- ❖ It is your responsibility as the Landlord of 63 Vesper St. To make sure that all tenants are aware of the City of Portland's Code of Ordinances and that you make monthly inspections to comply with the City's Ordinances.

Mrs. Marcisso, the city will work with you to bring this building into compliance with our minimal standards for building and housing codes. You have till 1/30/2010 to meet the conditions that have been listed. At this time if the conditions are not met the building located at 63 Vesper St. shall be deemed unfit for human habitation and will be posted against occupancy.

Sincerely,



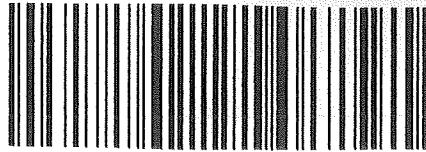
Nicholas L. Adams  
Code Enforcement Officer  
207-874-8789

CC: Penny St. Louis Littell, Dir. Of Planning and Urban Development  
Tammy Munson, Dir. Of Inspections Division  
Capt. Keith Gautreau, Fire Department

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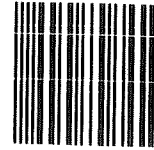
Inspection Services Division  
389 Congress Street, RM 315  
Portland, Maine 04101-3509



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~~George Long  
68 Eastman Street  
Cape Elizabeth, Maine 04107~~

Notice

1st Notice

2nd Notice

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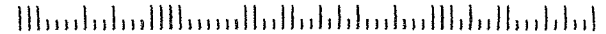
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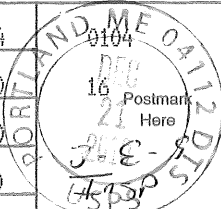
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12/21/2010

Sent To

Justina Marcisso

Street, Apt. No.,  
or PO Box No.

65 Vespucci

City, State, ZIP+4

Portland, ME 04107

PS Form 3800, August 2006

See Reverse for Instructions