

December 16, 2017

Dear LIPPMANN AMY,

LIPPMANN AMY
10 ABRAHAMSON RD
GRAY, ME 04039

Permitting and Inspections Department
Michael A. Russell, MS, Director

Portland, Maine



Yes. Life's good here.

CBL: 012 C015001
Located at: 33 FOX ST

Certified Mail 70132250000169951670

An evaluation of the above-referenced property on **12/15/2017** shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. Please contact me with a plan of action to address All referenced violations within 30 days of the date of this notice. A re-inspection of the premises will occur within 90 days on or before **03/21/2018** at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Kevin Hanscombe", written over a horizontal line.

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager LIPPMANN AMY		Inspector Kevin Hanscombe	Inspection Date 12/15/2017
Location 33 FOX ST	CBL 012 C015001	Status Violations Exist	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 210

Violation: ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.
NFPA 101 (2009) 24.2.2.3.3

Notes: 2 upstairs bedroom windows.

2) 211

Violation: OTHER

Notes: Suggestion to move the smoke and co combo unit that is now in the kitchen to the 1st level landing for stairway leading to 2nd floor.

Comments: please contact me at 756-8169 within 30 days to advise of your plan of action to address the egress windows. You will have 90 days from initial inspection to complete. A re-inspection will need to occur and you can call 874-8557 to schedule.