



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

November 16, 2017

KAPLAN PHILIPPE J &  
424 FORE ST  
PORTLAND, ME 04101

**CBL: 012 D013001**  
**Located at: 152 WASHINGTON AVE**

**Certified Mail 7014 2870 0002 2191 9720**

Dear KAPLAN PHILIPPE J &,

An evaluation of the above-referenced property on **11/16/2017** shows that the structure fails to comply with Chapter 10 of the Code of Ordinances of the City of Portland, Fire Prevention and Protection. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises must be scheduled on or before **12/21/2017** 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 10-123 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,

Matt Sarapas  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> KAPLAN PHILIPPE J &		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 11/16/2017
<b>Location</b> 152 WASHINGTON AVE	<b>CBL</b> 012 D013001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 208

**Violation:** FREE / CLEAR EGRESS; Means of Escape - One and Two-Family Dwellings: Every sleeping room and every living area shall have not less than one primary means of egress which shall be a door, stairway, passage, ramp, or hall providing a way of unobstructed travel to the outside of the dwelling or street or the finished ground level and one secondary means of escape independent and remote from the primary means of escape or rescue which may also include large windows or balconies or nonlockable ways under the control of the person escaping.

NFPA 101 (2009) 24.2.2

**Notes:** Exterior door at bottom of stairs from second floor screwed shut. Immediately remove screws from this door and any other means of egress that may be improperly secured.

2) 206

**Violation:** SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.

NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

**Notes:** Bedrooms throughout

3) 205

**Violation:** SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

**Notes:** Basement smoke alarm removed by tenant.

4) 207

**Violation:** CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468

**Notes:** Each level. Combination Smoke/CO alarms acceptable provided they are of the photoelectric type.

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5) 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:** Second floor front bedroom windows not egress compliant. Owner shall determine the largest escape/egress window that will fit in existing opening and submit specifications to the Housing Safety Office for approval by life safety plan reviewer.

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**Comments:**