

CITY OF PORTLAND PERMITTING AND INSPECTIONS DEPARTMENT  
 HOUSING SAFETY OFFICE  
 389 Congress Street, Rm. 26 Portland, Maine 04101  
 housingsafety@portlandmaine.gov  
 (207)756-8131

**NOTICE OF VIOLATION  
 AND ORDER TO CORRECT**

**Certified Mail** – September 6, 2016

<b>Violator 1:</b> GREENLEAF APARTMENTS LLC		<b>Violator 2:</b> H.A.T. LLC	
<b>Location:</b> 42 GREELEAF ST	<b>CBL:</b> 012 I002	<b>Inspection Date:</b> 8/16/2016	
<b>Inspector:</b> Matt Sarapas	<b>Inspection Type:</b> Housing Safety Inspection	<b>Status:</b> Failed	

The City of Portland Housing Safety Office inspected this property, and found the life safety and housing code violations listed below, which you are hereby ordered to correct within the timeframes provided. If you require additional time to remedy the violations due to a substantial hardship, you must contact the Housing Safety Office to request additional time. You must sign and return this form to the Housing Safety Office no later than **September 14, 2016**. The Housing Safety Office reserves the right to reject or modify any proposed plan of action, and may require evidence of sufficient financial and technical capacity to complete the proposed plan. Please contact the Office with any questions.

**YOUR FAILURE TO SIGN AND RETURN THIS NOTICE BY THE DATE PROVIDED,  
 OR TO CORRECT ANY VIOLATION WITHIN THE APPLICABLE TIME FRAME,  
 MAY RESULT IN LEGAL ACTION AGAINST YOU, THE IMPOSITION OF CIVIL  
 PENALTIES, AND THE PURSUIT OF OTHER LEGAL REMEDIES.**

<b>Violation</b>	<b>Date for Compliance</b>
<p><b>SMOKE ALARMS/LEVEL.</b>                      Multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system 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.</p> <p>NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i).</p> <p><i>#44 first floor apartment common area alarm absent. Install compliant smoke alarms.</i></p>	1-month

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<p><b>SMOKE ALARMS/BEDROOMS.</b>                  Multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system and shall be positioned correctly on walls or ceilings: in all sleeping rooms.</p> <p>NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)</p> <p><i>#42 apartment #3 has no bedroom detection. Install compliant smoke alarms.</i></p>	<p>1-month</p>
<p><b>CARBON MONOXIDE ALARMS/LEVEL</b>                  Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the 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.</p> <p>NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468</p> <p><i>#44 apartment #1 has no alarm. Install compliant CO detectors.</i></p>	<p>15-days</p>
<p><b>BUILDING INTERIORS.</b>                  Minimum Standards for Interior floors, walls, ceilings and doors: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.</p> <p>City Code of Ordinances Section 6-108(b)</p> <p><i>Holes in walls in common stairways. Repair walls.</i></p>	<p>1 month</p>
<p><b>DISCLOSURE OF BUILDING OWNERSHIP</b>                  Failure to Register: Any person, business entity or other organization failing to timely file the required rental housing registration or failing to timely pay, in full, the rental housing registration fee or annual renewal fee, or failing to timely file any required update to the rental housing registration shall be in violation.</p> <p>City Code of Ordinances Section 6-153 (a)</p> <p><i>The property manager or owner has not registered the rental units on this property. Register this property.</i></p>	<p>2-days (form attached)</p>

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**VIOLATOR CERTIFICATION**

I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Housing Safety Office prior to the deadline to request an extension, which is entirely within the Office's discretion to grant or deny. If I fail to comply with this agreement, I understand that I am liable for penalties pursuant to the City of Portland Code of Ordinances §§ 1-15, 10-25, and 6-1, and 30-A M.R.S. § 4452 and may be subject to further legal action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Violator 1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Violator 2

**SEEN AND AGREED**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Housing Safety Office