



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

August 22, 2017

GREENLEAF APARTMENTS LLC
103 LOUDEN RD
SACO, ME 04072

CBL: 012 I002001
Located at: 42 GREENLEAF ST

Certified Mail 7015 3010 0000 0201 1058

Dear GREENLEAF APARTMENTS LLC,

An evaluation of the above-referenced property on **08/21/2017** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **09/20/2017** 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 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 "Jason Duval", written over a horizontal line.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager GREENLEAF APARTMENTS LLC		Inspector Jason Duval	Inspection Date 8/21/2017
Location 42 GREENLEAF ST	CBL 012 1002001	Status Follow up Required	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
-------------	----------------	--------------	-----------------	-------------	------------------------

1) 211-006-108(b) Interior

Violation: BUILDING INTERIORS - 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.

City Code of Ordinances Section 6-108(b)

Notes: Replace missing door knobs.

2) 55.161 Interior Bedroom

Violation: NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

Notes: Replace the missing smoke alarm that was not connected in bedroom.

Comments: Only inspected one unit (#48 Unit 1). Re-inspection required. The unit inspected has missing door knobs, missing smoke alarm in bedroom (not connected), and one of the bedrooms was locked and manager did not have key for it.