



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

November 8, 2017

GREENLEAF APARTMENTS LLC  
103 LOUDEN RD  
SACO, ME 04072

**CBL: 012 I002001**  
**Located at: 42 GREENLEAF ST**

**Certified Mail 7014 1820 001 4049 7086**

Dear Greenleaf Apartments Llc ,

An evaluation of the above-referenced property on **11/08/2017** 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 **12/08/2017** 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**

<b>Owner/Manager</b> Greenleaf Apartments Llc		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 11/8/2017
<b>Location</b> 42 GREENLEAF ST	<b>CBL</b> 012 1002001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.05

**Violation:** NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

**Notes:** Unit 3 required to have a CO alarm.

2) 55.087

**Violation:** NFPA 70- ARTICLE 110.12 EXPOSED WIRES; Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken, bent, cut, or deteriorated by corrosion, chemical reaction, or overheating.

**Notes:** Address the exposed wire in unit 1 kitchen

3) 55.047

**Violation:** NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

**Notes:** Units 2 and 3 require fire doors.

4) 55.161

**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:** All bedrooms require smoke alarms.

5) 55.25

**Violation:** NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

**Notes:** Missing Smoke/Co alarm in common area of unit 3.

6) 6-113.(e)

**Violation:** MAINTENANCE OF LIGHTING FIXTURES; Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

**Notes:** Address the broken light fixture in hallway outside unit 3.

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**Comments:** 48 Greenleaf Re-inspection passed. 42 Greenleaf Inspection-Unit 1- Door needs to self-close. Exposed wire in kitchen and missing smoke in bedroom. Unit 2 tenant did not want an inspection done (unable to gain entry) Unit 3- No smoke in bedroom, missing smoke/Co in common area, and other bedroom smoke alarm needs batteries. Unit 2 and 3 require Fire Doors. Required to submit a plan of action for fire doors within 30 days. To schedule inspection please contact Licensing & Registration at 207-756-8131 or housingsafety@portlandmaine.gov within 30 days.