



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

December 15, 2017

GREENLEAF APARTMENTS LLC
103 LOUDEN RD
SACO, ME 04072

CBL: 012 I002001
Located at: 42 GREENLEAF ST

Certified Mail 7013 2250 0001 6995 1946

Dear Greenleaf Apartments Llc ,

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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **01/16/2018** 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 "Jason Duval", written over a large, stylized, handwritten flourish.

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 12/15/2017
Location 42 GREENLEAF ST	CBL 012 1002001	Status Violations Exist	Inspection Type Housing Safety Re-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.160

Violation: NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements.

Notes: Repair malfunctioning smoke/co alarm in unit 1 common area. 2 smoke alarms in unit 2 require new batteries.

2) 55.511

Violation: NFPA 1, CHAPTER 10 - 10.11.6 HIBACHI OR GRILL ON BALCONY; NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICES USED FOR COOKING, HEATING, OR OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BALCONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FTOF ANY STRUCTURE

Notes: Immediately remove grill from back exterior staircase.

Comments: Unit 1 Combo alarm in the living room malfunctioning. Unit 2 has two bedrooms that needs new batteries for smoke alarms. Back stairwell has a grill that needs to be removed.