



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Greg Mitchell

Inspections Division Director  
Tammy Munson

February 29, 2012

Harriet Moulton  
28 Winthrop St.  
Portland, ME  
04101

CERTIFIED NUMBER: Hand Deliver

RE: 28 Winthrop St. - **POSTING NOTICE** CBL: 012 J006 Case Number: 2012-01-3157

Dear Harriet Moulton,

An evaluation of the above-referenced property on 2/14/2012 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, this office finds that the conditions of the dwelling unit are deteriorating. . A re-inspection of the premises will occur on 5/29/2012, at which time the dwelling unit will most likely be posted against occupancy, pursuant to section 6-120.3, and will be required to be totally vacated and secured from vandalism.

Failure to comply with this notice will result in the City filing an enforcement action against you in court seeking, among other things, civil penalties and attorney fees, as provided for in section 1-15 of the City Code in 30-A of M.R.S.A § 4452.

This notice constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

George Froehlich  
Code Enforcement Officer

cc: Danielle P. West-Chuhta, Associate Corporation Counsel  
Tammy Munson, Inspections Division Director

**CITY OF PORTLAND  
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101**

## INSPECTION VIOLATIONS

<b>Owner</b> Harriet Moulton		<b>Code Enforcement Officer</b> George Froehlich	<b>Inspection Date</b> February 14, 2012
<b>Location</b> 28 Winthrop St.	<b>CBL</b> 012 J006	<b>Status</b> Open	<b>Case Number</b> 2012-01-3157

**1. Minimum standards for structural elements. -City Ord. § 6-108.(a)**

**Repair bowed foundation and exterior walls so they will support whatever load normal use may cause to be placed thereon, building permit required. (See attached engineering report).**

*Foundations, basements, cellars, exterior walls, roofs. Every foundation, basement, cellar, exterior wall, and roof shall be substantially weather tight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.*

**2. Minimum standards for structural elements. -City Ord. § 6-108.(b)**

**Repair and make sound all interior floors walls and ceilings, building permit required.**

*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.*

**3. Minimum standards for structural elements. -City Ord. § 6-108.(c)**

**Remove entry door on driveway side of house that is five feet above finished grade, building permit required.**

*Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weather tight, watertight, and vermin proof and shall be kept in sound working condition and good repair.*

**4. Minimum standards for structural elements. -City Ord. § 6-108.(d)**

**Repair interior and exterior stairs and railings to make structurally sound, building permit required.**

*Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.*

**5. Minimum standards for safety. -City Ord. § 6-116.(d)**

**Provide interconnected smoke detectors in each sleeping area and the common area of each dwelling unit. The smoke detectors shall be of the photoelectric type. Provide CO detectors for each level of the structure and outside each sleeping area, an electrical permit is required.**

**No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with Chapter 10 of this code, including but not limited to the following minimum standards for safety from fire.**

*(d) Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations. The enforcement authority's inspection obligation under this subsection shall be limited to notify and cite the owner or any designated responsible party for violations relating to fire/smoke detectors and fire alarms systems.*

**6. Minimum standards for safety. -City Ord. § 6-116.(d)**

**Remove refuse and rubbish in basement.**

**No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with Chapter 10 of this code, including but not limited to the following minimum standards for safety from fire.**

*(d) Storage rooms and storage lockers shall not be used for storage of refuse, rubbish or waste.*