



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

February 21, 2018

PENINSULA COMMUNITY LP
307 CUMBERLAND AVE
PORTLAND, ME 04101

SCANNED
02/21/18

CBL: 013 C002001
Located at: 12 MONROE ST

EMAIL

Dear PENINSULA COMMUNITY LP,

An evaluation of the above-referenced property on **02/20/2018** 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 **03/26/2018** 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 faint, illegible stamp or background.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager PENINSULA COMMUNITY LP		Inspector Jason Duval	Inspection Date 2/20/2018
Location 12 MONROE ST	CBL 013 C002001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 3.011

Violation: NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED:
BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT (MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)

Notes: Sprinkler required for boiler protection.

2) 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: Co alarm required for unit C and basement area.

3) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: Remove debris from any exit areas.

Comments: Field Inspection 2/20- Unit C needs CO alarm on first floor. Egress blocked form one of the unit doors. Sprinkler required for boiler protection. CO alarm required for basement.