



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

March 12, 2018

MELNICK SPENCER J &
30 CHASE ST
SOUTH PORTLAND, ME 04106

CBL: 013 D009001
Located at: 20 CLEEVES ST

Certified Mail 7015 0920 0001 0776 6430

Dear MELNICK SPENCER J &,

An evaluation of the above-referenced property on **02/16/2018** 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 **04/12/2018** 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 "Matt Sarapas", written over a horizontal line.

Matt Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager MELNICK SPENCER J &		Inspector Matt Sarapas	Inspection Date 2/16/2018
Location 20 CLEEVES ST	CBL 013 D009001	Status Failed	Inspection Type Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.005

Violation: NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.

Notes: Third floor bedrooms lack compliant egress/escape windows.

2) 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: All unit entry doors and basement door must be self closing 60 minute fire rated doors. On first floor, second door into unit may be removed and closed in with fire rated drywall on both sides.

3) 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: Basement requires hardwired carbon monoxide alarm. Combination smoke/co alarm is acceptable provided that it is of the photoelectric type.

4) 55.164

Violation: NFPA 72- 5.5.2.1 SMOKE DETECTORS ON ALL FLOOR LEVELS; If required and unless otherwise modified by 5.5.2.1.1 through 5.5.2.1.5, total coverage shall include all rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings, and other subdivisions and accessible spaces as well as the inside of all closets, elevator shafts, enclosed stairways, dumbwaiter shafts, and chutes.

Notes: Basement requires hardwired smoke alarm. Combination smoke/co alarm is acceptable provided that it is of the photoelectric type.

5) 55.088

Violation: NFPA 70 PLUG OPENINGS IN FUSE PANEL; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, REGARDING PLUGGING OPEN FUSES IN PANELS.

Notes: Panel #2 & #3 require blanks in open breaker openings.

6) 55.083

Violation: NFPA 70 JUNCTION BOXES REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, ON STANDARDS REGARDING JUNCTION BOXES REQUIRING COVERS.

Notes: Throughout basement

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7) 55.530

Violation: CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.

4.6.1 Residential units shall be designated using numerals.

4.6.2 The first numeral of each residential unit shall be the floor designation.

4.6.3 In single floor buildings the floor designation shall be omitted.

Notes:

8) 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 protection required over fuel fired appliances in basement

9) 55.040

Violation: NFPA 101- 31.3.1.1 VERTICAL OPENING VIOLATIONS; VERTICAL OPENINGS SHALL COMPLY WITH 31.3.1.1.1 THROUGH 31.3.1.2.

Notes: Ceiling and basement stairs requires repair to be 1 hour fire rated.

10) 55.300

Violation: NFPA 101- 31.2.2.2.1 DOORS LOCKED AGAINST EGRESS; NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.

Notes:

11) 10.002

Violation: NFPA 10- 7.1.1 FIRE EXTINGUISHERS NEED ANNUAL SERVICE; THE OWNER OR DESIGNATED AGENT OR OCCUPANT OF A PROPERTY IN WHICH FIRE EXTINGUISHERS ARE LOCATED SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND RECHARGING.

Notes:

12) 80.60

Violation: NFPA 101- 7.2.1.5.2 ILLEGAL LOCKS ON EXIT DOOR; LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

Notes: Locks that require two hands to operate are prohibited and must be removed and replaced with compliant locks immediately.

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13) 80.52

Violation: NFPA 101- 7.2.8.6.2 FIRE ESCAPE REQUIRES REPAIR; THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO APPROVE ANY EXISTING FIRE ESCAPE STAIR THAT HAS BEEN SHOWN BY LOAD TEST OR OTHER SATISFACTORY EVIDENCE TO HAVE ADEQUATE STRENGTH.

Notes: Licensed design professional must certify that existing metal fire escape stair is structurally sound - drop down stair is presently secured with a cargo strap.

Comments: