



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy M. Munson

OCTOBER 26, 2009

**COASTAL BAY PROPERTIES LLC
223A CUMBERLAND AVE
PORTLAND, ME 04101**

**CBL: 013 G006001
LOCATED AT 7 MONTGOMERY ST**

CERTIFIED MAIL 70080500000145878751

NOTICE OF VIOLATION

Dear COASTAL BAY PROPERTIES LLC,

On October 22, 2009 the City conducted at 11:20 AM inspection of your property at 7 Montgomery St.

The City was only able to access, with agreement from each tenant, portions of the building, namely, two apartments (one on the second floor and one on the fourth floor).

By virtue of this letter and the attached violations list, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations observed at 7 Montgomery St. These violations require immediate correction. They are as follows:

- 1) Smoke Detectors are either non-working or non-existent. All smoke detectors within this building must be installed and in working order **within seven (7) business days from your receipt of this letter.** If new wiring is installed, the City requires an electrical permit application to be submitted by a Master Electrician no later than November 3, 2009
- 2) All through-penetrations (openings in the first floor "storage room" and ceiling levels), must be repaired with approved materials (Gypsum board, plaster, etc.) maintaining the required fire separations.
- 3) Garbage and or debris (storage in the hallways) have been allowed to accumulate throughout the property which needs to be removed.
- 4) The sub panel electrical "shut off" switch on the exterior of the building must be immediately repaired or replaced by a Licensed Electrician.
- 5) Every window shall be substantially weathertight, watertight, and in good repair; every window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes.
- 6) See attached, and provide corrections to the cited Life-Safety Violations provided by the Fire Prevention Office.

The City Council has amended the Building regulations to include a \$75.00 re-inspection fee. If there are any subsequent inspections, however, and additional \$75.00 fee will be assessed for each inspection.

The City wants to work with you to bring this building into compliance with our minimal standard building and housing codes. We trust that your cooperation will be evident in your meeting the above time frames.

Sincerely,

Jon Rioux,
Code Enforcement Officer

CC: Tammy M. Munson, Inspection Services Division Director
Keith Gautreau, Captain/ Fire Prevention Officer, &
Ann Freeman, Associate Corporation Counsel

Attached.