



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

January 2, 2018

I-95 PORTLAND PORTFOLIO I LLC
111 COMMERCIAL ST STE 203
PORTLAND, ME 04101

CBL: 013 G006001
Located at: 7 MONTGOMERY ST

Certified Mail 7013 2250 0001 6995 1748

Dear I-95 PORTLAND PORTFOLIO I LLC,

An evaluation of the above-referenced property on **12/28/2017** 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 **01/29/2018** 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 "MS", written over a horizontal line.

Matthew Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager I-95 PORTLAND PORTFOLIO I LLC		Inspector Matthew Sarapas	Inspection Date 12/28/2017
Location 7 MONTGOMERY ST	CBL 013 G006001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.050

Violation: NFPA 101- 7.2.1.15.8 FIRE DOORS MUST BE REPAIRED OR MAINTAINED; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.

Notes: Multiple fire doors damaged and unable to be easily opened or closed.

2) 55.051

Violation: NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.

Notes: All fire doors must self close and latch.

3) 55.161

Violation: NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

Notes: Bedroom smoke alarm in Unit 3-2 damaged and needs to be replaced with a hard wired battery back up photoelectric smoke alarm.

4) 55.166

Violation: CITY ORDINANCE HARDWIRED CARBON MONOXIDE ALARMS REQUIRED; The owner shall install, or cause to be installed, by the manufacturer's requirements at least one approved carbon monoxide detector in each area within, or giving access to, bedrooms in:

- Each unit in any building of multifamily occupancy
- Any addition to or restoration of an existing single-family dwelling
- Any conversion of a building to a single-family dwelling

A carbon monoxide detector must be powered both by the electrical service in the building or dwelling and by battery.

Notes: Multiple units need co alarms, combination smoke/co alarms acceptable provided they are of the photoelectric type.

5) 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: Hallways throughout obstructed with trash, bicycles, furniture and a stove. Nothing can be stored in egress stairways.

Comments: