



PORTLAND MAINE

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Acting Director of Planning and Urban Development

Greg Mitchell

Inspections Division Director

Tammy Munson

January 18, 2012

Kristine Kurro
93 Rear Cumberland Ave
Portland, ME
04101

CERTIFIED NUMBER: 7010 1870 0002 8136 5526

RE: 93 Rear Cumberland Ave - **POSTING NOTICE**

- CBL: 013 I040 Case Number: 2012-01-3024

Dear Kristine Kurro,

POSTING NOTICE

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An evaluation of the above-referenced property on 1/5/2012 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, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur on X1/XX23/XXXX 2012, at which time the dwelling unit must be totally vacated and secured from vandalism.

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Failure to comply with this notice will result in the City filing an enforcement action against you in court~~this office referring the matter to the City of Portland Corporation Counsel for legal action and seeking, among other things, possible~~ civil penalties and attorney fees, as provided for in ~~s~~Section 1-15 of the City Code in ~~Title~~ 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](#)

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

INSPECTION VIOLATIONS

Owner Kristine Kurro		Code Enforcement Officer George Froehlich	Inspection Date January 5, 2012
Location 93 Rear Cumberland Ave	CBL 013 1040	Status Open	Case Number 2012-01-3024

- 1. Sanitation and maintenance of equipment; division of responsibility therefor. -City Ord. § 6-109.(b)**

Remove all trash, debris, tires, and junk vehicle(s) from the premises.

Maintenance of shared areas. Every owner or operator of a multiple dwelling or rooming house shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and dwelling premises.

- 2. 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.

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.

- 3. 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.

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

Repair all improperly operating and broken doors and windows, 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.

5. 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.

6. Minimum heating standards. -City Ord. § 6-114.(a,b,c)

Provide a central heating plant or equivalent unit for each dwelling unit, HVAC permit required.

No person shall occupy as owner-occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty-first, any dwelling, dwelling unit, rooming house or rooming unit which does not comply with the following minimum standards:

(a) *When central heating plant not available. When heat is not furnished by a central heating plant, each dwelling unit or rooming unit shall be provided with one (1) or more masonry flues and smoke or vent pipe connections, or equal arrangement, in accordance with the provisions of The City Code to permit the use of heating equipment capable of providing heat as required by this section.*

(b) *Heating facilities required. Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixty-eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level, as required by prevailing weather conditions from September fifteenth through May fifteenth of each year.*

(c) *Maintenance of equipment. All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.*

7. 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.

8. Minimum standards for safety. -City Ord. § 6-116.(b)

Remove obstructions to egress stairways within second floor unit, repair and make doors at base of stairs operational.

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.

(b) Every dwelling unit and every rooming unit shall have safe, unobstructed means of egress leading to safe and open spaces at ground level in accordance with applicable statutes, regulations and ordinances.