



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

March 12, 2018

SHERIDAN 106 APARTMENTS LLC
PO BOX 6285
CAPE ELIZABETH, ME 04107

CBL: 013 J014001
Located at: 106 SHERIDAN ST

Certified Mail 7015 0920 0001 0776 6447

Dear SHERIDAN 106 APARTMENTS LLC,

An evaluation of the above-referenced property on **03/07/2018** 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 **04/18/2018** 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 white background.

Matt Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager SHERIDAN 106 APARTMENTS LLC		Inspector Matt Sarapas	Inspection Date 3/7/2018
Location 106 SHERIDAN ST	CBL 013 J014001	Status Failed	Inspection Type Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) Sec.504, IMC 2003

Violation: CLOTHES DRYER EXHAUST; Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall convey the moisture and any products of combustion to the outside of every building. The duct shall be equipped with a backdraft damper.

Notes: Dryer must be vented to the exterior with solid metal pipe. Remove lint accumulation in vicinity of dryer.

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: Self closing 60 minute fire doors required for basement and unit #1 rear. Any secondary unit entry doors must be 60 minute fire rated or removed and closed in with fire rated drywall on both sides.

3) 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: Unit #2 self closing hinges need adjustment

4) 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: Second floor apartment excess storage in rear egress stair

5) 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: Label unit doors throughout

6) 211

Violation: OTHER

Notes: Portion of rear fence has collapsed into adjoining yard.

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Comments: