



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

August 4, 2015

MUNJOY PROPERTIES LLC
477 CONGRESS ST STE 1107
PORTLAND, ME 04101**CBL: 014 F009001**
Located at: 15 MERRILL ST**Certified Mail 7010 1870 0002 8136 8862**

To whom it may concern:

An evaluation of the above-referenced property on **08/04/2015** 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 **10 days** of the date of this notice. A re-inspection of the premises will occur on **08/14/2015** 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,

A handwritten signature in black ink, appearing to read "Chuck Fagone".

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Munjoy Properties Llc		Inspector Chuck Fagone	Inspection Date 8/4/2015
Location 15 MERRILL ST	CBL 014 F009001	Status Failed	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108. (b) Interior Bathroom

Violation: 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.

Notes: *The ceiling in the bathroom will need to be fixed. The light/vent will need to be secured to an electrical box.*

2) 6-116. (e) Interior Smoke Alarms

Violation: FIRE PROTECTION

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.

Notes: *Each bedroom should have a hard wired photo-electric smoke detector. In a hallway or living room, a hard wired photo electric combination smoke & carbon monoxide detector needs to be installed. The existing smoke detector in the living room did not have a battery*

3) 6-71. (a-e) Interior Hallway

Violation: ENFORCEMENT FOR DEFECTIVE INSTALLATIONS

When any electrical work or wiring is found to have been installed in a manner not in accordance with the provisions of this article, the electrical inspector is hereby authorized and empowered to place a stop order, remove fuses, cut wires, or otherwise render the system inoperative until such work or wiring has been corrected, reinspected and approved.

Notes: *The light in the hallway is not secured to the electrical box.*