



CITY OF PORTLAND HOUSING SAFETY OFFICE www.portlandmaine.gov/housingsafety housingsafety@portlandmaine.gov	OWNER'S PRE-INSPECTION CHECKLIST
Portland City Hall, Room 26 389 Congress Street Portland Maine 04101 (P) 207-756-8131 (F) 207-756-8150	Revised 11-30-2015
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This pre-inspection checklist will help prepare you for your initial basic life safety rental housing safety inspection.

Complete this checklist and return it with your Rental Housing Registration Form.

BUILDING INFORMATION			
Tax Account Number	CBL- Chart, Block, Lot Number (e.g. ###X__X#####)	Street Number	Street
1924	014-F-021-001	73	CONGRESS ST

LIFE SAFETY CHECKLIST		YES	NO	NA	Comments
1.1	Is there a working smoke alarm (detector):	X			
	a. On each level of the building and dwelling unit and in the vicinity of each bedroom, including the basement?	X			
	b. In each bedroom?		X		
1.2	Is there a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit including the basement?		X		NOT SURE - WILL CHECK THAT THIS WEEK
1.3	Does each dwelling unit have two separate ways out?	X			
1.4	Are all ways out of the building:				
	a. Free of obstructions?	X			
	b. Automatically or permanently lighted?	X			
	c. Have doors that are fire-rated, self-closing, easily opened, and able to be used?		X		THEY ARE EASILY * OPENED
	d. Discharge at the ground level?	X			
1.5	Do all exit stairways have handrails that are securely mounted?	X			I BELIEVE SO, WILL DBL CHECK THIS WEEK
1.6	If there is only one way out of a dwelling unit, does each bedroom have a window that can be easily opened and is large enough for emergency rescue or escape?			X	

NA - not applicable

* ~~NOT SURE IS~~
 YES → FIRE RATED ~~WILL~~
 NO → CLOSERS CHECK THIS WEEK
 WILL INSTALL IN JAN. + ~~PERICE IF NEEDED~~

CODE REFERENCE (NFPA 101, City Code of Ordinances Chapter 6 and 10)	
Question	Code Explanation
1.1	There must be a working smoke alarm (detector) on each level of the building and dwelling unit including the basement and in the immediate vicinity of each bedroom or room used for sleeping as well as in each bedroom.
1.2	There must be a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit.
1.3	Each dwelling unit must have access to at least 2 separate ways out of the building that are not located close together unless the unit has an exit door opening to the outside at ground level, an enclosed stair used only by that unit opening to the outside at ground level, or access to an outside stair that serves no more than 2 units.
1.4	The way out of the building cannot be used for storage or trash containers. The way out of a building must be permanently lighted or by lighted by automatic means. Doors leading from a dwelling unit to a stairwell must be self-closing and fire rated. Locks or door hardware must be easy to use when leaving the building. Exits must lead to the ground level, not the basement.
1.5	All stairs must have handrails that are easy to grasp and that are securely mounted at a height between 34" and 38" measured from the leading edge of all treads, vertically to the handrail.
1.6	Each bedroom must have a window that can be opened without using tools or special knowledge. The opening of the window must be at least 20" wide and 24" high and provide an opening of 5.7 square feet. The bottom of the opening must be less than 44" above the floor.



CITY OF PORTLAND HOUSING SAFETY OFFICE www.portlandmaine.gov/housingsafety housingsafety@portlandmaine.gov	RENTAL HOUSING REGISTRATION FORM
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Chapter 6, Article VI of the City of Portland Code of Ordinances requires owners and managers to register rental units with the City of Portland Housing Safety Office. A rental unit is any portion of any residential structure that is rented or available to rent for any length of time to an individual(s) who is not the owner(s). Registration is due annually by January 1 of each year beginning January 1, 2016 and within thirty (30) days of purchasing a property used for rental. The registration fee is \$35 per individually rented room and/or dwelling unit. Failure to register may result in a fine.

Complete the Rental Housing Registration Form and Owner's Pre-Inspection Checklist for each rental property (multiple rental units at the same property with the same owner can share the same form) and return to the City of Portland Housing Safety Office by email to housingsafety@portlandmaine.gov as a digital PDF along with any scanned attachments. Paper and scanned forms will be accepted by fax, mail, and in person; however, digital PDF forms are preferred. After the registration information and fee discount documentation has been verified, an invoice for payment will be sent by email to the party certifying registration entered below.

SECTION 1: PROPERTY INFORMATION			
Street Number 73	Street Name CONGRESS ST	Tax Account Number 1929	CBL- Chart, Block, Lot Number (e.g. 001A, A001) 014-F-021-001

SECTION 2: OWNER INFORMATION		
Owner(s) First Name MUNJOY HILL RESTORATION	Owner(s) Last Name LLC	Primary Telephone Number 207-653-8216
Mailing Address 40 PORTLAND PIER # 11		Email Address DEKKO LLC@GMAIL.COM
Owner is a/an <input type="radio"/> Individual(s) <input type="radio"/> Partnership <input type="radio"/> Corporation <input checked="" type="radio"/> LLC <input type="radio"/> Other, please explain		

SECTION 3: AUTHORIZED AGENT (if different than owner)		
All properties must have an authorized agent for purposes of service. If property owner is a partnership, corporation, LLC or any other form of business entity, the authorized agent must be an individual who resides in the State of Maine.		
Registered Agent First Name ROBERT	Registered Agent Last Name CLARKE	Telephone Number 207 776 3520
Mailing Address 73 CONGRESS ST. # 3		Email Address RIDROB13@HOTMAIL.COM

SECTION 4: PROPERTY MANAGER (if different than owner)	
Property Manager Name	Telephone Number
Mailing Address	Email Address

SECTION 5: EMERGENCY CONTACT	
Emergency Contact Name ROBERT CLARKE	Telephone Number 207 776 3520

SECTION 6: RENTAL UNIT REGISTRATION	
If known, list unit numbers and/or room numbers of the rental units being registered (e.g. apartment number 1,2,3, 4-11) CONGRESS UNIT #'S 1 + 2 HOWARD UNIT # 2	Number of rental units registering 3

To the best of my knowledge, I certify that the information being registered is true and correct.

Name (print only) WALTER JOVE	Telephone Number 207 653 8216
Relationship to Property ONE OF 2 OWNERS	Date 12/29/15
	Email Address DEKKO LLC@GMAIL.COM