CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street

Portland, Maine 04101

Inspection Violations

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| --- | --- | --- |
| **Owner/Manager**MONAGHAN NANCE M | **Inspector**Chuck Fagone | **Inspection Date**2/3/2015 |
| **Location**25 CONGRESS ST | **CBL**014 N015001 | **Status**Re-Inspect 45 Days | **Inspection Type**Complaint-Inspection |

**Code Int/Ext Floor**

**Unit No.**

**Area**

**Compliance Date**

1) 22.3.3(a) Interior Through Out

**Violation: Notes:**

**PREMISES TO BE KEPT FREE FROM RODENT HARBORAGE**

The owner of a two (2) or more family residential building and the owner or occupant of a single family residential building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.

Premises to be

*There was a complaint regarding rats in the building. An inspection/treatment report from a licensed pest control company will need to be forwarded to this office*

2) 6-71. (c) Interior Basement

Open wiring not

**Violation:**

**OPEN WIRING NOT IN APPROVED SPLICE BOX**

*All loose wiring will need to be secured and terminated wring removed. Those wires that are not enclosed in an electrical box will need to be done so.*

3) 6-116. (e) Interior Smoke Alarms

**Violation: Notes:**

**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.

Fire Protection

*Each bedroom will need to have a hard wired battery back- up photo electric smoke detector installed. Each floor should have a hard wired battery back- up combination smoke/carbon monoxide detector installed in a common area*.

*Each water heater and heating system will need to have a sprinkler head installed above it.*

4) 6-109.5. (c) Exterior Through Out

**Violation: Notes:**

**Comments:**

**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 secured to prevent ingress of people and animals.

Exterior window

*There was a complaint regarding leaking windows on the first floor. All windows and doors should be weather tight to prevent elements from entering the dwelling.*