



Planning & Urban Development Department

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

February 11, 2015

MONAGHAN NANCE M
25 CONGRESS ST
PORTLAND, ME 04101**CBL: 014 N015001**
Located at: 25 CONGRESS ST**Certified Mail 7010 1870 0002 8136 6646**

Dear Ms. Monhaghan:

An evaluation of the above-referenced property on **02/03/2015** 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 **45 days** of the date of this notice. A re-inspection of the premises will occur on **03/20/2015** 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 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
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1) 22.3.3(a) Interior Through Out
Violation: PREMISES TO BE KEPT FREE FROM RODENT HARBORAGE
Notes: 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.
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
Violation: OPEN WIRING NOT IN APPROVED SPLICE BOX
All loose wiring will need to be secured and terminated wiring 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: FIRE PROTECTION
Notes: 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.
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: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.
Notes: 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.
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.

Comments:

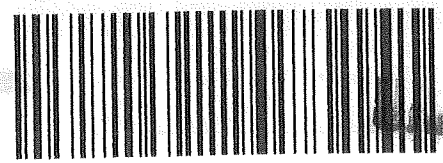
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Portland, Maine



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Planning & Urban Development
Inspection Division
389 Congress Street, Room 315
Portland, Maine 04101-3509



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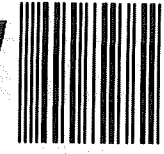
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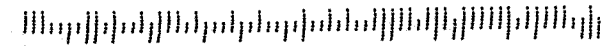
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Sent To
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Street, Apt. No.;
or PO Box No. 25 CONGRESS ST
City, State, ZIP+4
PORTLAND ME 04101