



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

November 15, 2017

ENGLEMARSH LLC  
188 DARTMOUTH ST  
PORTLAND, ME 04103

**CBL: 015 C019001**  
**Located at: 23 MELBOURNE ST**

**Certified Mail 7014 1820 0001 4049 7284**

Dear Englemarsh Llc,

An evaluation of the above-referenced property on **11/14/2017** 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 **7** days of the date of this notice. A re-inspection of the premises will occur on **11/22/2017** 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 "Jason Duval", written over a horizontal line.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> Englemarsh Llc		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 11/14/2017
<b>Location</b> 23 MELBOURNE ST	<b>CBL</b> 015 C019001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.05  
**Violation:** NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.  
**Notes:** Co alarms required in basement and top floor unit.

2) 55.25  
**Violation:** NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.  
**Notes:** Smoke alarms required in basement and top floor common area and bedroom.

3) 55.080  
**Violation:** NFPA 101- 31.1.5.1 ELECTRICAL VIOLATION; UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.  
**Notes:** Repair electrical panel covers.

4) 9.006  
**Violation:** NFPA 101- 7.2.1.8.1 FIRE DOOR(S) MUST SELF-CLOSE; 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 permitted by 7.2.1.8.3.  
**Notes:** All unit doors are required to be self closing.

5) 9.002  
**Violation:** NFPA 80- ANNEX D.4 1-HOUR FIRE DOORS ASSEMBLIES REQ; Listings are provided for floor fire door assemblies that are installed in fire-rated floor-ceiling or roof-ceiling assemblies that have been tested in accordance with the methods described in NFPA 288. The listing indicates the fire-rated assembly and the hourly rating (3 hours, 2 hours, 1.5 hours, 1 hour, .75 hours) for which the door can be permitted to be used so that access to the space above the ceiling or to the floor above can be provided without adversely affecting the fire resistance rating of the entire assembly. The listing provides limitations on the maximum size of an individual door opening and the total area of all door openings permitted for each 100 square feet of floor or ceiling.  
**Notes:** All 3 unit doors require to be 60 Minute fire rated doors. For fire doors please call 207-874-8706 for time frame and plan of action.

**Comments:** Co/Smoke needed in basement. Electrical panels in basement need to have covers fixed. Smoke alarm needed in upstairs bedroom top floor. Smoke/Co combo needed on top floor. Window was replaced but was just a replacement and was same size. Fire doors do not have any indication of fire rating on them. Owner must be able to show fire rating for doors or fire doors must be put in with correct rating. Unable to find any mold. Railings are possibly going to be replaced and management was informed that they should contact Inspections office to make sure permit is not required.