

City of Portland Housing - Inspection

(Rev. Aug 05,1999)

Owner / Manager: Rice Rebecca	
Parcel Id: 017-A-00200101	# of Units:
Inspector: Arthur Rowe	
Status:	
Date & Time Requested: Jul 23, 1999 at	
Date of Inspection:	
Reinspect By::	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Description of Violation	
1.	<input type="checkbox"/>	6-113.5	Interior	3rd		Front Hall -	exposed wires
2.	<input checked="" type="checkbox"/>	6-111.4	Interior	1		Right -	Bathroom - toilet inoperable
3.	<input checked="" type="checkbox"/>	6-116.5	Interior	1		Right -	Illegal key lock on door
4.	<input type="checkbox"/>	6-108.4	Interior			Front Hall -	missing ballusters on stairway
5.	<input type="checkbox"/>	6-108.2	Interior			Front Hall -	damaged ceiling
6.	<input checked="" type="checkbox"/>	6-116.5	Interior			Front Hall -	Bicycles impeding egress
7.	<input type="checkbox"/>	6-109.4	Exterior			rear	Refuse stored in uncovered metal containers, covers must be provided.
8.	<input type="checkbox"/>	6-111.4	Interior	2		Right -	Missing thresh hold board
9.	<input type="checkbox"/>	6-108.2	Interior	2		Left	Bathroom - damaged ceiling
10.	<input checked="" type="checkbox"/>	6-108.2	Interior	1		Left	Kitchen floor damaged
11.	<input type="checkbox"/>	6-113.5	Interior	2		Left	Missing smoke detector
12.	<input type="checkbox"/>	6-108.2	Interior	2		Left	Kitchen ceiling water damaged
13.	<input type="checkbox"/>	6-108.2	Interior	2		Left	Thresh hold board missing
14.	<input type="checkbox"/>	6-108.2	Interior	2		Right -	damaged wall around door
15.	<input type="checkbox"/>	6-108.3	Interior	2		Right -	Bedroom - damaged screen
16.	<input type="checkbox"/>	6-108.2	Interior	2		Right -	Bathroom - damaged floor
17.	<input type="checkbox"/>	6-111.4	Interior	2		Right -	Kitchen sink leaks
18.	<input type="checkbox"/>	6-108.2	Interior	3rd		Right	Bathroom - damaged ceiling
19.	<input checked="" type="checkbox"/>	6-113.5	Interior	4th		Left	Smoke detectors inoperable
20.	<input checked="" type="checkbox"/>	6-108.4	Interior			Cellar	No handrail on stairs
21.	<input type="checkbox"/>	6-108.2	Interior			Right rear	Hall - damaged floor
22.	<input type="checkbox"/>	6-108.4	Interior			rear steps	provide ballusters
23.	<input type="checkbox"/>	6-109.2	Interior			Left Cellar	Clean out rubble
24.	<input type="checkbox"/>	6-111.4	Interior			Left Cellar	Leaking drain pipe
25.	<input checked="" type="checkbox"/>	6-108.4	Interior			Left Cellar	No handrail on stairs
26.	<input type="checkbox"/>	6-108.2	Interior			Rear Hall	Damaged linoleum
27.	<input type="checkbox"/>	6-108.2	Interior	1		Right	Missing thresh hold board
28.	<input type="checkbox"/>	6-108.3	Interior	4th		Left <i>Rear BR</i>	Missing damaged screens
29.	<input checked="" type="checkbox"/>	6-108.2	Interior	1		Right	Damaged wall by front door
30.	<input checked="" type="checkbox"/>	6-113.5	Interior	4th		Right	Inoperable smoke detectors
31.	<input type="checkbox"/>	6-108.3	Interior	4th		Right	Missing storms, screens

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

August 6, 1999

Rice Rebecca
655 Congress St
Portland, ME 04101

RE: 150 Congress St
CBL: 017-A-00200101

Dear Ms. Rebecca:

Certified Mail Receipt # Z 564 696 390

An evaluation of your property at 150 Congress St on Jul-23-1999 revealed 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 and copies of the referenced Code sections.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on Sep-05-1999 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 at 874-8693, 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 \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Arthur Rowe
Code Enforcement Officer
/s/gp

150 Congress St

City of Portland Housing - Inspection

(Rev. Aug 05,1999)

	Compliance ?	Code	Int/Ext	Floor	Apt/Unit No	Location	Description of Violation																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Owner / Manager: Rice Rebecca</td> </tr> <tr> <td>Parcel Id: 017- A-00200101</td> <td># of Units:</td> </tr> <tr> <td colspan="2">Inspector: Arthur Rowe</td> </tr> <tr> <td colspan="2">Status:</td> </tr> <tr> <td colspan="2">Date & Time Requested: Jul 23, 1999 at</td> </tr> <tr> <td colspan="2">Date of Inspection:</td> </tr> <tr> <td colspan="2">Reinspect By::</td> </tr> <tr> <td colspan="2">Reason For Inspection:</td> </tr> <tr> <td colspan="2">Notes:</td> </tr> </table>	Owner / Manager: Rice Rebecca		Parcel Id: 017- A-00200101	# of Units:	Inspector: Arthur Rowe		Status:		Date & Time Requested: Jul 23, 1999 at		Date of Inspection:		Reinspect By::		Reason For Inspection:		Notes:		1.					Front Hall	exposed wires
	Owner / Manager: Rice Rebecca																								
	Parcel Id: 017- A-00200101	# of Units:																							
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	20.	<input type="checkbox"/>	6-108.4	Interior			Cellar	No handrail on stairs																	
	21.	<input type="checkbox"/>	6-108.2	Interior			Right rear	Hall - damaged floor																	
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30.	<input type="checkbox"/>	6-113.5	Interior	4th		Right	Inoperable smoke detectors																		
31.	<input type="checkbox"/>	6-108.3	Interior	4th		Right	Missing storms, screens																		

389 Congress St. * Portland, ME * Phone:(207) 874-8704

150 Congress St

- 32.
- 33.
- 34.
- 35.
- 36.
- 37.

6-108.3	Interior	3rd		Left	Kitchen - damaged screen
6-111.4	Interior	3rd		Left	Kitchen drain leaks
6-108.2	Interior	2		Right	Missing thresh hold board
6-108.2	Interior	1		Left	Thresh hold board missing
6-113.5	Interior			Cellar	No groundwire to city side of water meter
6-108.2	Interior	4th		Left	Bathroom - floor damaged

Code Enforcement Officer

Inspection Report



01 Certificate of Compliance

05 Notice of Violation

05 General Notice Viol.

Sec. _____ Days _____

05 Refuse Violation Notice

Sec. _____ Days _____

05 T.A.C.I. Notice 1

Sec. _____ Days _____

05 T.A.C.I. Notice 2

Sec. _____ Days _____

05 Notice of Intent to Prosecute

Sec. _____ Days _____

05 Stop Work Order

Sec. _____ Days _____

05 Posting Notice

Sec. _____ Days _____

05 Junk Car

Sec. _____ Days _____

Violation # _____

Date of Inspection: 7/23/99

CBL: 17-A-2

Site Address: 150 Compton St.

DU: 8 Insp. # 2

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Dist # 1

P. Cruz

#	Code	E/I	FI	Apt	Location	Description of Violation
1	109.4	E			Person - when stand in	Person - when stand in
						can't be provided
						can't be provided
						can't be provided
						can't be provided
						can't be provided
						can't be provided
2	116.5	I			Front hall - Bicycles impeding	Front hall - Bicycles impeding
						open
3	108.2	I			Front hall - damaged ceiling	Front hall - damaged ceiling
4	108.4	I			Front hall - missing ball	Front hall - missing ball
						ball broken in stairway
5	116.5	I			1 Right - illegal new lock on door	1 Right - illegal new lock on door
6	111.4	I			1 Right - Dist. lit sign	1 Right - Dist. lit sign
7	108.2	I			" " "	missing front hall ball
8	108.2	I			" " "	damaged wall by front door
9	108.2	I			1 Right - no guard	1 Right - no guard
10	108.2	I			1 Left - trash held around doorway	1 Left - trash held around doorway
11	108.2	I			2 Right - missing front hall ball	2 Right - missing front hall ball
12	111.4	I			" " "	1 Left - trash held around doorway
13	108.2	I			" " "	1 Left - trash held around doorway
14	108.3	I			" " "	Bedroom - dried stains

150 Congress St

- 32.
- 33.
- 34.
- 35.
- 36.
- 37.

-
-
-
-
-
-

6-108.3	Interior	3rd		Left -	Kitchen - damaged screen
6-111.4	Interior	3rd		Left -	Kitchen drain leaks
6-108.2	Interior	2	-	Right -	Missing thresh hold board
6-108.2	Interior	1		Left -	Thresh hold board missing
6-113.5	Interior			Cellar	No groundwire to city side of water meter
6-108.2	Interior	4th		Left -	Bathroom - floor damaged

* child barrier

Bubh

Code Enforcement Officer

- 1st. Fl R/L Spring hinge Entry
- 1st F L Hall Entry Door trim/threshold
- Front Door ~~at~~ Plywood over 1' window
- 1st Balluster front hall at 3rd
- No access 2nd L.
- 3rd Rt. - sometimes water from 4th
- ~~at~~ Hall screws sticking out hall baseboard
- Recycleables 3rd Rear Hall
- Screens Rear Hall windows
- Electrical cable secured R cellar top of stairs
- Lt switch Lft cellar
- elect wire needs secure Lft. cellar top of stairs
- Stein-up trash Bottom of Ext Rear stairs - Egress
- General Cleaning Hallways

Inspection Report

2

#	Code	E/I	Fl	Apt	Location	Description of Violation
15	108.2	I			2nd flt - damaged wall around door	
16	108.2	I			2nd flt - Almond wood floor	
17	108.2	I			missing ceiling water	
18	113.5	I			damaged	
19	108.2	I			U missing switch dkt.	
20	108.2	I			Bath - 1 damaged ceiling	
21	111.4	I			3rd night - Bath - Almond wood floor	
22	108.3	I			3rd flt - kitchen & dining	Beaks
23	113.5	I			2nd floor front door - damaged screen	
24					missing windows	
24	108.3	I			4th night - missing screens	Screens
25	113.5	I			4th night - missing screens	Screens
26	113.5	I			4th flt. missing windows	
27	108.2	I			Bath / Hall damaged	
28	108.2	I			Men hall - 1 damaged window	

01 Certificate of Compliance

05 Notice of Violation

05 General Notice Viol.

Sec. _____ Days _____

05 Refuse Violation Notice

05 T.A.C.I. Notice 1

05 T.A.C.I. Notice 2

05 Notice of Intent to Prosecute

05 Stop Work Order

05 Posting Notice

05 Junk Car

Violation # _____

Date of Inspection: _____

CBL: _____

Site Address: _____

150 Canyon St

DU: _____ Insp. # _____

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Inspection Report

3

#	Code	E/I	FI	Apt	Location	Description of Violation
29	108.4	I		11	1st floor	No hand rail in stairs
30	111.4	I		11	1st floor	broken down pipe
31	109.2	I		11	1st floor	clean, low water
32	108.4	I			near stairs	provide ballustrade
33	108.2	I			next to main hall	damaged floor
34	108.4				1st floor	cellar - no hand rail on stairs
35	113.5	I			cellar	no ground wire to water meter

01 Certificate of Compliance

05 Notice of Violation

05 General Notice Viol.

Sec. _____ Days _____

05 Refuse Violation Notice

05 T.A.C.I. Notice 1

05 T.A.C.I. Notice 2

05 Notice of Intent to Prosecute

Sec. _____ Days _____

05 Stop Work Order

Sec. _____ Days _____

05 Junk Car

Violation # _____

Date of Inspection: _____

CBL: _____

Site Address: 150 Congress St.

DU: _____ Insp. # _____

Inspection due to complaint: Yes/No

Owners Name and Address:

(Telephone if known)

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

September 16, 1999

Rebecca Rice
655 Congress St
Portland ME 04101

RE: 150 Congress St (017-A-002)

Certified Mail Receipt # Z 434 206 686

Dear Ms. Rice:

An evaluation of your property at 150 Congress St on September 15, 1999 revealed that the structure continues to fail to comply with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on October 16, 1999 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 and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$75.00 reinspection fee. This must be paid prior to October 16, 1999. A Certificate of Compliance will not be issued until all reinspection fees are paid. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please fee free to contact me at 874-8715, if you wish to discuss the matter or have any questions.

Sincerely

Jeanie Bourke
Code Enforcement Officer

13.	<input type="checkbox"/>	6-108.2	Interior	2	Left	Kitchen ceiling water damaged
14.	<input type="checkbox"/>	6-113.5	Interior	2	Left	Missing smoke detector
15.	<input type="checkbox"/>	6-113.5	Interior	3rd	Front Hall	exposed wires
16.	<input type="checkbox"/>	6-108.2	Interior	2	Left	Bathroom - damaged ceiling
17.	<input type="checkbox"/>	6-108.2	Interior	3rd	Right	Bathroom - damaged ceiling
18.	<input type="checkbox"/>	6-108.3	Interior	4th	Right	Missing storms, screens
19.	<input type="checkbox"/>	6-108.3	Interior	4th	Left	Missing damaged screens
20.	<input type="checkbox"/>	6-108.2	Interior	4th	Left	Bathroom - floor damaged
21.	<input type="checkbox"/>	6-108.2	Interior		Rear Hall	Damaged linoleum
22.	<input type="checkbox"/>	6-111.4	Interior		Left Cellar	Leaking drain pipe
23.	<input type="checkbox"/>	6-109.2	Interior		Left Cellar	Clean out rubble
24.	<input type="checkbox"/>	6-108.4	Interior		rear steps	provide ballusters
25.	<input type="checkbox"/>	6-108.2	Interior		Right rear	Hall - damaged floor
26.	<input type="checkbox"/>	6-113.5	Interior		Cellar	No groundwire to city side of water meter
27.	<input type="checkbox"/>	6-108.2	Interior	1	Left	Needs door trim hallway side
28.	<input type="checkbox"/>	6-108.2	Exterior	1	Hall	Broken window in door

- 29.
- 30.
- 31.
- 32.
- 33.
- 34.
- 35.

6-108.2	Interior	4th	Hall	Baseboard	Screws sticking out
6-116.3	Interior	3rd	Hall	Stairs	Recycles boxes/bags
6-108.3	Interior	Hall	Stairs	Screens in windows	
6-113.5	Interior	cellar	Left	Left & Right	Secure electric cable to wall
6-113.3	Interior	cellar	Left	Stairs	Need light switch for access
6-116.2	Exterior		rear		Trash blocking egress - stairs
6-109.2	Interior	Hall	Right/Left	Throughout	Sweep clean front/rear hallways

Code Enforcement Officer

Inspection Report

01 Certificate of Compliance

05 Notice of Violation

05 General Notice Viol.

Sec. _____ Days _____

05 Refuse Violaton Notice

Sec. _____ Days _____

05 T.A.C.I. Notice 1

Sec. _____ Days _____

05 T.A.C.I. Notice 2

Sec. _____ Days _____

05 Notice of Intent to Prosecute

Sec. _____ Days _____

05 Stop Work Order

Sec. _____ Days _____

05 Posting Notice

Sec. _____ Days _____

05 Junk Car

Sec. _____ Days _____

Violation # 2

Date of Inspection: 9/15/99

CBL: 17-A-2

Site Address: 150 Congress St

DU: _____ Insp.# 9

Inspection due to complaint: Yes/ No

Owners Name and Address:

(Telephone if known)

#	Code	E/I	FI	Apt	Location	Description of Violation

2nd Notice on
All unchecked items

\$15.00 Fee

Delete checked please

Inspection Report

01 Certificate of Compliance

05 Notice of Violation

05 General Notice Viol.

Sec. _____ Days _____

05 Refuse Violaton Notice

05 T.A.C.I. Notice 1

05 T.A.C.I. Notice 2

05 Notice of Intent to Prosecute

05 Stop Work Order

05 Posting Notice

05 Junk Car

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

Sec. _____ Days _____

#	Code	E/I	FI	Apt	Location	Description of Violation
1	116.5	I	I	R	Entry	needs spring hinges
2	116.5	I	L	L	Entry	
3	108.2	I	I	L	Entry	needs door trim hallway side
4	108.2	E	I	H	Entry	Broken window in door -
5	108.2	I	4	H	baseboard	screws sticking out
6	116.3	I	3	H	stairs	recycles boxes/bags
7	108.3	I	H	R	stairs	Screens in windows
8	113.5	I	C	R+L	stairs	secure electric cable to wall
9	113.3	I	C	L	stairs	need light switch for access
10	116.2	E	R		Rear	Trash blocking egress - stairs
11	109.2	I	H	R+L	Throughout	SwEEP clean Front/Rear hallways

Violation # 1

Date of Inspection: 9/15/99

CBL: 17-A-2

Site Address: 150 Congress St.

DU: _____ Insp.# 9

Inspection due to complaint: Yes/No No

Owners Name and Address:

(Telephone if known)

MEMO

TO: LT. McDougall

FROM: Jeanie Bourke –inspector #9

DATE: 9-16-99

SUBJECT: Fire Doors

Mac:

I did a housing inspection on 9-15-99 at 150 Congress St., CBL 17-A-2, and they have replaced some of the DU entry doors with new fire rated doors. These doors currently have no closing devices on them. You can contact Stephanie at Apartment Mart #773-1814.

Thanks for your attention to this matter.