

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

NOTICE OF VIOLATION

March 23, 1998

Marshall S Santos
102 Pleasant Ave
Portland ME 04103

RE: 158 CONGRESS ST
CBL: 017- - B-002-001-01
DU: 3

Certified Mail Receipt # Z 434 206 177

Dear Mr. Santos:

An evaluation of your property at 158 Congress St on February 11, 1998 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 April 22, 1998 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.

HOUSING INSPECTION REPORT

Location: 158 CONGRESS ST
Housing Conditions Date: February 11, 1998
Expiration Date: April 22, 1998

- | | |
|--|--------|
| 1. EXT - FRONT CHIMNEY -
Missing mortar | 108.50 |
| 2. EXT - REAR - WALL & TRIM
Peeling paint | 108.20 |
| 3. EXT - OVERALL -
Windows missing storms & screens | 108.30 |
| 4. INT - CELLAR -
Possible asbestos | 116.60 |
| 5. EXT - FRONT FOUNDATIONS -
Missing mortar | 108.10 |
| 6. INT - 1ST FLOOR - REAR PORCH
Missing handrail | 108.40 |
| 7. INT - CELLAR -
Stairs missing hand rail | 108.40 |
| 8. INT - ENTIRE -
Hard wired battery back up smoke detectors are required
In each unit | 113.50 |

Inspection Services
Michael J. Nugent
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Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
SECOND NOTICE OF VIOLATION
BILLING NOTIFICATION

March 23, 2001

Santos Marshall S
102 Pleasant Ave
Portland, ME 04103

RE: 158 Congress St
CBL: (017- B-00200101)

Certified Mail Receipt #7099 3400 0019 5716 5026

Dear Santos Marshall S;

An evaluation of your property at 158 *Congress St* on *Feb-26-2001* time revealed that the structure remains non-compliant 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 days of the date of this notice. A re-inspection of the premises will occur on *Apr-23-2001* 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 re-inspection fee. This must be paid prior to *Apr-23-2001*. 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 feel free to contact Jon Reed @ 874-8702, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Jon Reed'.

Jon Reed @ 874-8702
Code Enforcement Officer

gg

CC: Central File
John Corbin

Inspection Services
Michael J. Nugent
Gray, Jr.
Manager

Department of Urban Development
Joseph E.
Director



CITY OF PORTLAND

January 25, 2001

Marshall Santos
102 Pleasant Ave
Portland, ME 04103

RE: 158 Congress St
CBL: 017- B-00200101

Certified Mail Receipt: 7099 3400 0019 5716 5439

Dear Marshall Santos:

An evaluation of your property at 158 Congress St on Jan-03-2001 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.

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 re-inspection of the premises will occur on Feb-26-2001 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 Tom Markley @ 874-8705, 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 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,


Tom Markley @ 874-8705
Code Enforcement Officer
/gg

WENT FOR REINSPECTION
on 27 Feb 01 - Tenants
who complained not at home
Tenant on second floor was
extremely threatening &
kicked me out of building.
He said he was going to
kick my ass & kill me if
I did not leave - I left.
Recommend 2 people do
reinspection
Tom M.

City of Portland

Housing - Inspection

Owner / Manager:	SANTOS MARSHALL S		
Parcel Id:	017-B-00200101	# of Units:	
Inspector:	Tom Markley @ 874-8705		
Status:	Red 10+ Violations		
Date & Time Requested:	Jan 3, 2001 at		
Date of Inspection:	Wednesday, January 03, 2001		
Reinspect By:	Monday, February 26, 2001		
Reason For Inspection:	Non Compliance		
Notes:			
Notice of Violation			

Compliance ?	Code	Inv/Ext	Floor	Unit No	Area	Repair Code
<input type="checkbox"/>	6-108.3	Exterior	1/2/3		Overall	
	Violation: Exterior windows, doors and skylights					
	Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa					
	Notes: No storm windows present at dwelling					
<input type="checkbox"/>	6-108.3	Exterior	3		Kitchen	Full
	Violation: Exterior windows, doors and skylights					
	Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa					
	Notes: Kitchen window inoperable					
<input type="checkbox"/>	6-108.5	Interior	3		Kitchen	
	Violation: Chimneys, flues and vent.					
	Code Text: Every chimney and every flue, vent, and smokepipe and any attachments thereto shall be structurally sound, in good repair, and safe to use.					
	Notes: Vent to chimney not blocked					
<input type="checkbox"/>	6-108.2	Interior	3		R. Bedroom	
	Violation: Interior floors, walls, ceilings and doors					
	Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.					
	Notes: Ceiling tiles ripped / torn					

Cell phone
456 3652

158 Congress St

5.

6-113.3 Interior 1,2,3

Front Hall

Violation: Passageways and common stairway.

Code Text: Passageways and common stairway. Every passageway and stairway shall have at least one (1) ceiling-type or wall-type electric light fixture adequate to provide safe passage.

Notes: lights inoperable missing

6.

6-108.2 Interior 1

Front Hall

Violation: Interior floors, walls, ceilings and doors

Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

Notes: Paint peeling badly ceiling / walls

7.

6-108.1 Exterior 3

front

Violation: Roofs

Code Text: Every roof shall be substantially weathertight, watertight and vermin proof; shall be structurally sound and in good repair and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Wa

Notes: Rain gutters broken / cracked

8.

6-108.3 Exterior 3

rear

Violation: Exterior windows, doors and skylights

Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa

Notes: Rotted window frames / Facie board

9.

6-111.4 Exterior 1

rear

Violation: Maintenance of plumbing fixtures.

Code Text: All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

Notes: Drain spouts open

10.

6-116.1 Interior Basement

Basement

Violation: Flammable/Hazardous Materials

Code Text: No dwelling unit or rooming unit shall be located within a building containing any establishment handling, dispensing, storing or producing flammable liquids, toxic gas vapors or fibrous materials, such as asbestos, which may endanger the lives or safety

Notes: Asbestos ripped torn

158 Congress St

- 11. Interior Basement front basement
 Violation: Maintenance of lighting fixtures
 Code Text: Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.
 Notes: Junction box uncovered
- 12. Interior Basement Basement
 Violation: Foundations cellars.
 Code Text: Every foundation, basement cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever
 Notes: Foundation missing bricks in various areas
- 13. Exterior 1 Rear Hall
 Violation: Exterior windows, doors and skylights
 Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm
 Notes: Exterior doors missing door knob
- 14. Interior 1 Rear Hall
 Violation: Passageways and common stairway.
 Code Text: Passageways and common stairway. Every passageway and stairway shall have at least one (1) ceiling- type or wall- type electric light fixture adequate to provide safe passage.
 Notes: Light fixture inoperable / wires hanging
- 15. Interior 1 Rear Hall
 Violation: Interior floors, walls, ceilings and doors
 Code Text: Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.
 Notes: Door entrance to apt. missing drywall / frame
- 16. Interior 1/2 3 Rear Hall
 Violation: Stairways, stairwells, stairs, porches.
 Code Text: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall
 Notes: Plaster ripped / paint peeling

158 Congress St

17.

6-108.3	Interior	Rear Hall
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Violation: Exterior windows, doors and skylights

Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa

Notes: Window missing sash

18.

6-108.3	Exterior	Basement	Basement
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Violation: Exterior windows, doors and skylights

Code Text: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair. Every exterior window shall include storm sa

Notes: Window wrong size - big space

19.

6-113.2	Violation: Sleeping, bath or utilityrooms, cellars		
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Code Text: Rooms used primarily for sleeping, bathrooms, utility rooms, cellars and basements. Every room used primarily for sleeping, water-closet compartment, bathroom, laundry room, furnace room, cellar and basement shall contain at least one (1) ceiling-type o

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,

A handwritten signature in cursive script that reads "Marland Wing".

Marland Wing
Code Enforcement Officer
cc/Central File