



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

February 14, 2018

MCCAIN MARGARET J
53 SHERIDAN ST
PORTLAND, ME 04101

CBL: 017 B008001
Located at: 53 SHERIDAN ST

Certified Mail 7015 0920 0001 0776 6362

Dear MCCAIN MARGARET J,

An evaluation of the above-referenced property on **02/13/2018** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **03/19/2018** 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,

/s/

A handwritten signature in black ink, appearing to read "Matt Sarapas", written over a white background.

Matt Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager MCCAIN MARGARET J		Inspector Matt Sarapas	Inspection Date 2/13/2018
Location 53 SHERIDAN ST	CBL 017 B008001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.051

Violation: NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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 specified by 7.2.1.8.3.

Notes: All fire doors and previously permitted solid wood doors must self close and latch - adjust or replace self closing hardware to ensure doors self close and latch.

2) 55.047

Violation: NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

Notes: First floor front hallway: Remove existing door and drywall over opening or install 60 minute self closing fire door.

3) 55.530

Violation: CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.

4.6.1 Residential units shall be designated using numericals.

4.6.2 The first numerical of each residential unit shall be the floor designation.

4.6.3 In single floor buildings the floor designation shall be omitted.

Notes: Rear hall entry doors

4) 3.011

Violation: NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED:
BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT (MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)

Notes: Sprinkler head needed over gas fired water heaters

Comments: