



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

February 23, 2018

SUDBAY SHARON A &
108 MONUMENT ST
PORTLAND, ME 04101

CBL: 017 G005001
Located at: 108 MONUMENT ST

SCANNED
02/23/18

EMAIL

Dear SUDBAY SHARON A &,

An evaluation of the above-referenced property on **02/23/2018** 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. A plan of action for the fire door and egress windows is required to be submitted within 30 days. 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 "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

Owner/Manager SUDBAY SHARON A &		Inspector Jason Duval	Inspection Date 2/23/2018
Location 108 MONUMENT ST	CBL 017 G005001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.005	Interior	1,2		Bedroom	
Violation:	NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.				
Notes:	Middle unit bedrooms and top floor unit bedroom require egress windows. See attached document for standards.				
2) 55.047	Interior				
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:	Middle unit door required to be a 60 minute fire rated door that is self-closing and self-latching.				
Comments:	Field Inspection 2/23/18- Unit 2 door requires to be 1 hour fire rated and 2 bedrooms do not meet egress window escape standards. Top floor unit 3 bedroom requires egress window. Plan of action for windows and fire door to be submitted within 30 days. Email Karen at ksudbay@gmail.com Inspection NOV and Letter.				