

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager Boyd Street Partners Llc		Inspector Jeanie Bourke	Inspection Date 5/15/2009
Locatation 47 BOYD ST	CBL 022 I003001	Status Re-Inspect 30 Days	Inspection Type Housing-CDBG housing inspectio

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-116.(e)	Interior			Entry Way	
Violation:	Fire Protection				
Notes:	INSTALL/ADJUST SPRING HINGES ON ALL APARTMENT FIRE DOORS THROUGHOUT THE BUILDING INCLUDING THE BASEMENT DOOR.				
2) 6-108.(b)	Interior	1	49a	Pantry	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Repair sheetrock damaged from previous water damage				
3) 6-108.(c)	Exterior	1	49a	Dining Room	
Violation:	Exterior windows, doors and skylights				
Notes:	Repair inoperable window and install screen				
4) 6-116.(e)	Interior	1	49a	Dining Room	
Violation:	Fire Protection				
Notes:	Check for Installation of battery in smoke detector and hookup. Notice also being sent to tenant not to remove.				
5) 6-111.(d)	Interior	1	49a	Bathroom	
Violation:	Maintenance of plumbing fixtures.				
Notes:	Repair tub surround for water damage and drainage. Water accumulating on shelf surround is not able to drain into the tub and has damaged the floor and shelf. Repair should be waterproof and caulked, or provide shower surround to prevent water from splashing out.				
6) 6-108.(b)	Interior	1	49a	Kitchen	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Repair damage to kitchen cabinets from previous water damage or replace as they are in rough shape				
7) 6-113.(e)	Interior			Hallway	
Violation:	Maintenance of lighting fixtures				
Notes:	Verify that the common hall lights are on a separate circuit from the tenants				
8) 6-108.(b)	Interior	1		Hallway	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Repair/install damaged or missing floor tiles throughout common hallway				

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9)	6-116.(e)	Interior	1	49b	Living Room
	Violation:	Fire Protection			
	Notes:	Install missing hardwired battery back up smoke detector, tenant claimed there has never been one. Owner was informed via phone to install ASAP			
10)	6-111.(d)	Interior	1	49b	Bathroom
	Violation:	Maintenance of plumbing fixtures.			
	Notes:	Install approved shower head fixture with curtain surround			
11)	6-109.5.(c)	Exterior	1	49b	Bedroom
	Violation:	Exterior windows, doors and skylights.			
	Notes:	Install screen in the back bedroom			
12)	6-108.(b)	Interior	1	49b	Kitchen
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Repair damaged wall and cabinets			
13)	6-108.(b)	Interior	1	47a	Kitchen
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Repair/replace damaged floor tile			
14)	6-108.(b)	Interior	1	47a	Bathroom
	Violation:	Interior floors, walls, ceilings and doors			
	Notes:	Repair/replace damaged floor tile			
15)	6-113.(e)	Interior	2	49c	Kitchen
	Violation:	Maintenance of lighting fixtures			
	Notes:	Install cover plate on light switch			
16)	6-116.(e)	Interior	2	49c	Dining Room
	Violation:	Fire Protection			
	Notes:	Reinstall removed hardwired smoke detector and provide battery back up. The wiring was very short and restricted plug in. Notice being sent to tenant not to remove.			
17)	6-108.(c)	Exterior	2	49c	Various locations
	Violation:	Exterior windows, doors and skylights			
	Notes:	Install/repair screens in various windows throughout the unit			
18)	6-111.(d)	Interior	3	49f	Bathroom
	Violation:	Maintenance of plumbing fixtures.			
	Notes:	Repair leaky faucet			

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19) 6-108.(b)	Interior	3	49f	Bathroom
Violation: Interior floors, walls, ceilings and doors				
Notes: Vanity is in severe disrepair and needs to be replaced				
20) 6-116.(e)	Interior	3	49e	Dining Room
Violation: Fire Protection				
Notes: Smoke detector had been removed due to lack of battery, the 2 battery smokes were not working. I reinstalled the smoke detector and the tenant said they will install a battery. Check to see if it this was done. Notice being sent to tenant not to remove.				
21) 6-109.(c)	Interior	3	49e	Kitchen
Violation: Maintenance of supplied facilities				
Notes: Repair door bell that is not functioning				
22) 6-116.(e)	Interior	3	49c	Bedroom
Violation: Fire Protection				
Notes: Smoke detector in the rear bedroom does not have a battery, tenant said they will install a battery, check to see if this was done.				
23) 6-108.(b)	Interior	3	49c	Kitchen
Violation: Interior floors, walls, ceilings and doors				
Notes: Repair/replace damaged or missing floor tiles				
24) 6-116.(e)	Interior			Basement
Violation: Fire Protection				
Notes: Remove any miscellaneous storage near fuel fired appliances				
25) 6-111.(d)	Interior			Basement
Violation: Maintenance of plumbing fixtures.				
Notes: Install extension on pressure relief valve on 3 water heaters per the code				
26) 6-116.(e)	Interior			Basement
Violation: Fire Protection				
Notes: Install domestic sprinkler protection over the boiler(s) per NFPA 101, Table 31.3.2.1.1				
27) 6-109.(d)	Exterior			
Violation: Disposal of rubbish, ashes, garbage and waste				
Notes: Remove the accumulation of garbage and trash around the dumpster. If this is a consistent problem, trash pick up shall be scheduled on a more frequent basis.				

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28) 6-108.(c) Exterior Walls

Violation: Exterior windows, doors and skylights

Notes: Repair exterior left side wall at the old vent outlets to be insulated and weather tight.

29) 6-109.5.(c) Exterior Foundation

Violation: Exterior windows, doors and skylights.

Notes: Repair damaged brick foundation at rear right corner

30) 6-113.(e) Exterior Walls

Violation: Maintenance of lighting fixtures

Notes: Repair exterior lighting fixtures that are not functioning or damaged

Comments: 4/28/09 Phone call with Kathleen for todays appointment, she is postponing until 5/4 as she is extremely busy and didn't get notice to all the tenants. I advised to post a notice on the doors with the date and times of inspection. 5/4/09 Inspection postponed due to Kathleen informing that she was sick, thinks it's just a cold, but didn't want to take a chance with the flu warnings. Rescheduled for 5/15/09. 5/15, called Kathleen to say I was running late, she had a maintenance man opening the main door for me, but could not be at the inspection. Arrived at 10:13, no one was around but the door was open, inspected 7 of 9 units. 5/18 Left vcmgs to call for immediate attention on smoke detector violations and to reschedule for the 2 units not accessible to complete the correction report. 5/26/09 left vcmgs with owner to schedule an inspection for 2 units and informed which units that need smoke detectors ASAP. 6/3/09 Left vcmgs with owner to call ASAP to inform of installation of the smokes in the units that I alerted her of. Also, that I will be inspecting on 6/4 those units and the 2 units that were unaccessible.../jmb 6/4/09 Spoke with Lynn Campbell, stressed my concerns about no response from previous calls. Gave him the unit #'s that did not have smoke detectors, he will personally install today. He will have Kathleen call to schedule an inspection of the unit that had no access so the report can be sent.