



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

February 8, 2018

PORTLAND HOUSING DEVELOPMENT  
14 BAXTER BLVD  
PORTLAND, ME 04101

**CBL: 022 I003001**  
**Located at: 47 BOYD ST**

**Certified Mail 7017 2680 0000 5498 1433**

Dear PORTLAND HOUSING DEVELOPMENT,

An evaluation of the above-referenced property on **02/06/2018** 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. The Permitting & Inspections Department requires to see a plan of action for the building 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**

<b>Owner/Manager</b> PORTLAND HOUSING DEVELOPMENT		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/6/2018
<b>Location</b> 47 BOYD ST	<b>CBL</b> 022 1003001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.005

**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:** Bedroom windows for all street side units are non egress compliant.

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:** Fire door required for the basement.

3) 55.089

**Violation:** NFPA 70E CERTIFY ELECTRICAL SYSTEM; REFER TO NFPA 70E REGARDING CARTIFICATIONS ASSOCIATED WITH ELECTRICAL SYSTEMS.

**Notes:** A licensed electrician is required to check units where water leaked. Unit 47B and 47C. Documentation from the electrician is required to be sent to the inspections department.

4) 55.061

**Violation:** NFPA 101- 7.10.9.2 EMERGENCY LIGHTS SHALL BE MAINTAINED; EXIT SIGNS CONNECTED TO, OR PROVIDED WITH, A BATTERY-OPERATED EMERGENCY ILLUMINATION SOURCE, WHERE REQUIRED IN 7.10.4, SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH 7.9.3.

**Notes:** Emergency lights need to be in working condition.

5) 55.161

**Violation:** NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

**Notes:** All bedrooms require hard wired smoke alarms.

6) 55.480

**Violation:** NFPA 101- 31.3.6.2.3 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

**Notes:** All fire doors are required to self-close and self-latch.

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7) 55.001

**Violation:** NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

**Notes:** Table blocking egress in unit 49B and bed blocking egress in unit 49E.

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8) 55.083

**Violation:** NFPA 70 JUNCTION BOXES REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, ON STANDARDS REGARDING JUNCTION BOXES REQUIRING COVERS.

**Notes:** Junction boxes require covers in basement.

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9) 6-109.(e)

**Violation:** RODENT AND VERMIN CONTROL.; Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility.

(a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5)b.

(b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall be the responsibility of the owner or operator.

(c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises.

(d.)Every owner or operator of a rooming house shall be responsible for the extermination of any insects, rodents, or other pests in the dwelling or upon the dwelling premises.

**Notes:** A licensed pest control company is required to inspect unit 47B. Documentation of the inspection is required to be sent to the Inspections office.

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10) 6-109.(a)

**Violation:** MAINTENANCE OF ASSIGNED AREAS; Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

**Notes:** Units in building are required to be maintained and be sanitary. Excessive storage needs to be addressed within units.

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11) 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:** All heating systems in basement require sprinkler protection.

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12) 6-108.(b)

**Violation:** INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF.

**Notes:** Bathroom floor needs to be repaired in unit 47C

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13) 55.330

**Violation:** NFPA 101- 31.2.4.1 TWO REMOTE EXITS REQUIRED; EVERY DWELLING UNIT SHALL HAVE ACCESS TO NOT LESS THAN TWO SEPARATE EXITS REMOTELY LOCATED FROM EACH OTHER AS REQUIRED BY 7.5.1.

**Notes:** Separation is required between stairwells.

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14) 55.410

**Violation:** NFPA 101- 31.3.3.1 INTERIOR FINISH PER 10.2; INTERIOR FINISH SHALL BE IN ACCORDANCE WITH SECTION 10.2.

**Notes:** Address the fire rating for hallways.

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**Comments:** Field Inspection 2/6/18. All street side units have non-egress compliant bedrooms windows. Separation needed between stairwells. Junction box covers required in basement. Basement door needs to be 60 min fire rated. Sprinkler needed over multiple heating systems in basement. All fire doors are required to self-close and self-latch throughout the building. All units are required to have smoke alarms in the bedrooms. Unit 49B table blocking egress. Unit 47B licensed electrician required to check if water damaged any electrical wiring. Unit 47B required to have licensed pest control inspect due to cockroaches in the unit. Unit 47C bathroom floor requires repair. Unit 49E egress blocked by bunk bed in bedroom. Units in building need to be addressed for excessive storage. Paneling in the hallways needs to be appropriately fire rated. Plan of action for the property should be addressed with Permitting and Inspections Dept. within 30 days.