

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Dauphin Gerald R		Inspector Jon Rioux	Inspection Date 6/28/2013
Location 38 SMITH ST	CBL 022 J018001	Status	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(d)	Exterior			Side Steps	
Violation: Stairways, stairwells, stairs and porches.					
Notes: Repair the side (left) entry porch so that it is structurally sound and in good repair. At least one graspable handrail (34-38 inches is required). A separate building permit may be required.					
2) 6-108.(b)	Interior	3	2	Attic	
Violation: Interior floors, walls, ceilings and doors					
Notes: Patch/ repair the damaged section of wall near the attic stair well with approved materials "permitted by the building type of construction.					
3) 6-113.(e)	Interior	2 & 3	2	Bedroom	
Violation: Maintenance of lighting fixtures					
Notes: Repair the ceiling light fixture(s) so that they are in compliance with the city electrical ordinances.					
4) 6-116.(c)	Interior		1 & 2	Various locations	
Violation: Egress Obstructions					
Notes: Removed all stored items (bike equipment, trash, clothing, and debris) from each hallway and stairwell.					
Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.					
5) 6-71(c)				Basement	
Violation: Open wiring not in approved splice box					
Notes: Repair/ remove any unsafe wiring in the basement. Note: A licensed electrician is required.					
6) 6-116.(e)	Interior			Bedroom	
Violation: Fire Protection					
Notes: Repair or replace the missing smoke alarms in each area within or giving access to bedrooms. Hardwired (non- ionization detection technology) interconnected battery backup smoke alarms are required if new installation is necessary.					

€ Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations. The enforcement authority's inspection obligation under this subsection shall be limited to notify and cite the owner or any designated responsible party for violations relating to fire/smoke detectors and fire alarms systems.

R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1 of MUBEC.

Comments: See "Emergency Building Repairs & Violation Notice" Letter Dated June 19, 2013.