



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

February 26, 2018

I-95 PORTLAND PORTFOLIO I LLC
111 COMMERCIAL ST STE 203
PORTLAND, ME 04101

CBL: 026 F013001
Located at: 41 CHESTNUT ST

Certified Mail 7015 0920 0001 0776 6393

Dear I-95 PORTLAND PORTFOLIO I LLC,

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 **03/30/2018** 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 I-95 PORTLAND PORTFOLIO I LLC		Inspector Matt Sarapas	Inspection Date 2/13/2018
Location 41 CHESTNUT ST	CBL 026 F013001	Status Failed	Inspection Type Inspection

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

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

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

Notes: All unit numbers have been painted over.

2) 55.05

Violation: NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

Notes: Hard wired carbon monoxide alarms required in vicinity of bedrooms in each dwelling unit and both basement areas

3) 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

Notes: Multiple emergency light units not functioning, at least one has been painted over.

4) 55.089

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

Notes: Licensed master electrician must certify electrical system is compliant with the NEC. Multiple improper splices observed above drop ceilings.

5) 2.130

Violation: NFPA 101- 10.2.4.1 CEILING TILES MISSING; THE USE OF TEXTILE MATERIALS ON WALLS OR CEILINGS SHALL COMPLY WITH ONE OF THE FOLLOWING CONDITIONS:
(SEE NFPA 101-10.2.4.1 FOR CONDITIONS)

Notes: Throughout

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6) 2.140

Violation: NFPA 1- 10.1.1 STRUCTURE NEEDS REPAIR; Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions.

Notes: Within 30 days owner shall engage a licensed design professional to submit permit applications to repair or replace damaged wooden fire escapes on both buildings.

7) 6-113.(d)

Violation: EXTENSION CORDS.; No temporary wiring shall be used except extension cords which run directly from portable electrical fixtures to convenience outlets, ceiling or wall-type fixtures and which do not lie under rugs or other floor coverings, nor extend through doorways, transoms or similar openings through structural elements.

Notes: Excessive extension cord usage throughout, multiple units have cords running between rooms, observed multiple units with daisy chained cords and surge protector strips.

8) 55.050

Violation: NFPA 101- 7.2.1.15.8 FIRE DOORS MUST BE REPAIRED OR MAINTAINED; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.

Notes: Doors throughout require repair to self close and positively latch.

9) 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: Basement door in tower "A" needs to be self closing 60 minute fire rated door.

10) 81.10

Violation: PORTLAND FIRE DEPARTMENT CHAPTER 10 FIRE ALARM INSPECTION STICKER REQUIRED; Provide annual fire alarm inspection sticker at the annunciator. This sticker must be provided by a licensed master fire alarm company. A list of licensed master fire alarm companies can be found at: www.portlandmaine.gov/fireprevention.

Notes: Fire alarm inspection sticker painted over, system must be inspected immediately and provided with a current sticker.

11) 81.40

Violation: PORTLAND CHAPTER 10 CODE SECTION 12 KNOX BOX REQUIRED; KNOX BOXES ARE REQUIRED FOR ALL BUILDINGS WITH FIRE ALARM OR SUPPRESSION SYSTEMS.

Notes: Knox box does not contain keys for padlocks used throughout, including roof access. Contact fire prevention to request access to knox box to update keys.

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12) 6-109.5.(d)

Violation: STAIRWAYS, STAIRS, & PORCHES.; Stairways, stairs, porches. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use.

Notes: Balusters require repair throughout

13) 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: Active cockroach activity, please provide most recent pest control report

14) 6-109.5.(c)

Violation: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight and vermin-proof, and shall be kept secured to prevent ingress of people and animals.

Notes: Multiple sleeping rooms have damaged or missing knobs and locksets.

15) 55.25

Violation: NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

Notes: Hardwired photoelectric smoke alarms required in each sleeping room and in common area outside sleeping rooms. Note: Combination hardwired smoke/carbon monoxide alarms may be installed in the common area provided they are of the photoelectric type.

Comments: