



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

July 18, 2017

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 3010 0000 0201 0792**

Dear I-95 Portland Portfolio I Llc,

An evaluation of the above-referenced property on **06/29/2017** 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 **08/18/2017** 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/

Matthew Sarapas  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> I-95 Portland Portfolio I Llc		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 6/29/2017
<b>Location</b> 41 CHESTNUT ST	<b>CBL</b> 026 F013001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Infestation/Insects

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 6-109.5.(d) Exterior

**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:** Per inspection, exterior fire escape stairs for both buildings are in disrepair and appear to be structurally unsound. Violations include missing stair treads and missing rungs from ladders leading to grade. Owner must engage services of a design professional and apply for permits to repair or replace structure within 30 days, with construction beginning within 60 days of permit issuance

2) 55.166

**Violation:** CITY ORDINANCE HARDWIRED CARBON MONOXIDE ALARMS REQUIRED; The owner shall install, or cause to be installed, by the manufacturer's requirements at least one approved carbon monoxide detector in each area within, or giving access to, bedrooms in:  
Each unit in any building of multifamily occupancy  
Any addition to or restoration of an existing single-family dwelling  
Any conversion of a building to a single-family dwelling

A carbon monoxide detector must be powered both by the electrical service in the building or dwelling and by battery.

**Notes:** Unit 5A, Unit 4A. Note: If combination smoke/co alarms are used they MUST be of the photoelectric type.

3) 55.160

**Violation:** NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements.

**Notes:** Unit 5A, Unit 4A. Note: If combination smoke/co alarms are used they MUST be of the photoelectric type.

4) 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:** Owner shall ensure that occupants of units with active insect infestations must remove/discard/dispose of trash, including food items from units on a regular basis to discourage ongoing insect issues.

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5) 22.3 (a)

**Violation:** RODENT HARBORAGE; The owner of the Building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.

**Notes:** Owner will ensure that no trash accumulates on the property

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**Comments:**