



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

January 11, 2018

JAMES & JUNE REALTY II LLC
10 OAK HILL RD
NATICK, MA 01760

CBL: 033 D014001
Located at: 41 ALDER ST

Certified Mail 7017 2680 0000 5498 1150

Dear James & June Realty Ii Llc,

An evaluation of the above-referenced property on **01/10/2018** 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 **02/12/2018** 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 "Jason Duval", written over a horizontal line.

Jason Duval
Code Enforcement Officer



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Dear James & June Realty Ii Llc,

Our office has received a complaint regarding bed bugs at the above-referenced address on 01/10/2018. As required by the Code of Ordinances of the City of Portland, The Housing Code, you must have the unit inspected and treated if necessary by a licensed pest control company within 30 of the date of this notice.

This is a notice of violation pursuant to Section 6-118 of the Code.

A re-inspection of the premises will occur on 2/12/2018 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.

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Sincerely,


Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager James & June Realty ll Llc		Inspector Jason Duval	Inspection Date 1/10/2018
Location 41 ALDER ST	CBL 033 D014001	Status Violations Exist	Inspection Type Bed Bugs

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 207

Violation: CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468

Notes: Address the taken down Smoke/CO for first floor unit.

2) 205

Violation: SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Address the taken down Smoke/CO for first floor unit.

3) 208

Violation: FREE / CLEAR EGRESS; Means of Escape - One and Two-Family Dwellings: Every sleeping room and every living area shall have not less than one primary means of egress which shall be a door, stairway, passage, ramp, or hall providing a way of unobstructed travel to the outside of the dwelling or street or the finished ground level and one secondary means of escape independent and remote from the primary means of escape or rescue which may also include large windows or balconies or nonlockable ways under the control of the person escaping.

NFPA 101 (2009) 24.2.2

Notes: Remove the mattresses from the stairwell.

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Inspection Violations

Owner/Manager James & June Realty ll Llc		Inspector Jason Duval	Inspection Date 1/10/2018
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4) 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 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:

Comments: Field Inspection 1/11/2018 2:45 PM- First floor unit had smoke/Co taken down in common area. Mattress and box spring at the bottom of the stairwell blocking front door egress. 2nd floor stated bed bug issue. Showed bag of dead insects. Tenant stated that she put the bed down in the stairwell because it had bed bugs all over it. The block egress should be immediately addressed.