



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

May 19, 2010

ACE HOLDINGS LLC
PO BOX 10096
PORTLAND, ME 04104

CBL: 033 D020001
Located at 255 OXFORD ST

Certified Mail 70090820000141892324

Notice of Violation

Dear Ace Holding LLC:

An evaluation of the above-referenced property on 05/17/2010 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. This inspection was specific to common areas: 255 Oxford St. Units C-1, B-1 and 259 Oxford St. Unit One (1); however the minimal housing standard applies to all dwelling units within the City.

Attached is a list of the violations, they require immediate correction.

This is a notice of violation pursuant to § 6-118 of the Code. A re-inspection will occur within seven (7) days of the date of this notice. 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 § 1-15 of the Code.

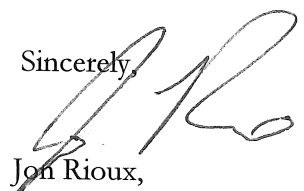
This constitutes an appealable decision pursuant to § 6-127 of the Code.

Please feel free to contact me @ 207.874.8702 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

RECEIVED

Sincerely,


Jon Rioux,
Code Enforcement Officer

Dept. of Building Inspections
City of Portland, ME

CC: Ben Wallace, Fire Prevention Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager ACE HOLDINGS LLC		Inspector Jon Rioux	Inspection Date 5/17/2010
Location 255 OXFORD ST	CBL 033 D020001	Status Re-Inspect 7 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(e)	Interior			Basement	
Violation:	Chimneys, flues and vent.				
Notes:	Replace, and or repair the oil furnace chimney so that the flue is in a safe operation condition.				
2) 6-109.(b)	Interior			Various locations	
Violation:	Maintenance of shared areas.				
Notes:	Clear all egresses and common areas (at all times) so that they are safe to travel in the event of an emergency; this shall include all common areas, stairways, exit passageways and basement storage, see attached photos.				
3) 6-109.(a)	Interior			Various locations	
Violation:	Maintenance of assigned areas				
Notes:	Every occupant of a dwelling unit shall maintain in a clean and sanitary manner that part of the dwelling unit which he or she occupies and controls. This shall include removing all accumulation of trash and debris on the floors, hallways, etc., see attached photos.				
4) 6-109.(d)	Exterior			Various locations	
Violation:	Disposal of rubbish, ashes, garbage and waste				
Notes:	Remove all trash, debris, mattresses, and misc. trash storage in the front and backyard.				
5) 6-113.(e)	Interior		1	Entry Way	
Violation:	Maintenance of lighting fixtures				
Notes:	Replace and or repair the hallway lighting fixtures in all required means of egress, see attached photos.				
6) 6-116.(e)	Interior			Various locations	
Violation:	Fire Protection				
Notes:	Maintain, repair, and or replace all smoke and CO detectors/ alarms in compliance with the applicable City regulations as identified by the Fire Prevention Officer.				

Comments: Below, are violations noted by the Fire Prevention Officer and require immediate correction, they are as follows:
 One (1) hour fire door assemblies are required- specifically the back stair of 259 Oxford St.
 Smoke and CO alarms must be installed and maintained in each dwelling unit.
 The fire alarm system requires maintenance by a certified fire alarm company. The fire alarm panel must be secured and monitored by two telephone lines to a central station.
 Rate of Rise heat detectors are required in the dwelling units.
 Buildings with a fire alarm system require a Knox Box.

