



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

April 1, 2016

ROKOWSKI MICHAEL J &
15 SANDY TOES LN
WINDHAM, ME 04062**CBL: 033 J015001**
Located at: 12 ALDER ST**Certified Mail 7010 1870 0002 8136 9975**

Dear Mr. Rokowski,

An evaluation of the above-referenced property on **04/01/2016** 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 follow-up will occur on **05/03/2016** 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,

A handwritten signature in black ink, appearing to read "Chuck Fagone".

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Rokowski Michael J &		Inspector Chuck Fagone	Inspection Date 4/1/2016
Location 12 ALDER ST	CBL 033 J015001	Status Failed	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108. (d)	Exterior			Front porch/landing & rear deck	
Violation:	STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES				
	Every inside and outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good condition, in good repair, and safe to use.				
Notes:	<i>Both the front porch and rear deck are structurally unsafe and are at the end of their life span. Please submit plans to this office within 30 days to remove and rebuild. A building permit will be required for the work.</i>				