



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 14
CHART-BLOCK-LOT - 33-I-9
LOCATION: 355-357 Cumberland Avenue

DISTRICT: 6 (BAYSIDE)
ISSUED: March 23, 1990
EXPIRES: May 23, 1990

Brian Laughlin
12 Maple Avenue
Scarborough, ME 04074

Dear Mr. Laughlin:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 355-357 Cumberland Avenue by Code Enforcement Officer M. Mitchell/K. Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before May 23, 1990. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

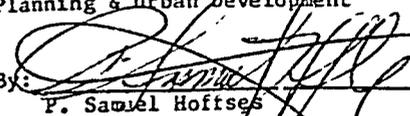
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

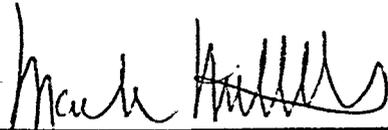
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Mark Mitchell/Kevin Carroll (6)
Code Enforcement Officer

Attachments

jmc

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE: 865-2200

HOUSING INSPECTION REPORT

OWNER: Brian Laughlin

LOCATION: 355-357 Cumberland Ave. 33-I-9

CODE ENFORCEMENT OFFICER: Mark Mitchell/Kevin Carroll (6)

HOUSING CONDITIONS DATED: March 23, 1990

EXPIRES: May 23, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

1. APT. #4 - living room - ceiling stained.
2. APT. #4 - kitchen - storm window broken.
3. APT. #4 - kitchen - provide G.F.I.
4. APT. #4 - bathroom - no ventilation.
5. APT. #4 - bathroom - provide G.F.I.
6. APT. #1 - not available at time of inspection.
7. APT. #2 - kitchen - provide G.F.I.
8. APT. #6 - no violations.
- * 9. APT. #5 - smoke detector - inoperative.
10. BASEMENT - asbestos.
11. APT. #7 - not available at time of inspection.
12. APT. #8 - no violations.
13. APT. #3 - kitchen - provide G.F.I.
14. APT. #3 - bathroom - provide G.F.I.
15. REAR ENTRANCE - replace decking (30 days).
16. RAILINGS - replace (30 days).
17. FRONT ENTRANCE - 2 broken treads.
18. EXTERIOR - peeling paint.
19. FRONT ENTRANCE - right
20. REAR DOOR - replace lockset to lock behind while exiting.
21. RIGHT FRONT DOOR - replace self closers.

*SEE ATTACHED SMOKE DETECTOR LETTER.

NOTE: AT THE TIME OF THE INSPECTION, I WAS UNABLE TO GAIN ACCESS TO APT. #1 AND APT. #7. I SUGGEST THAT IF THERE ARE ANY CONDITIONS WHICH NEED CORRECTING IN THESE APARTMENTS, THAT YOU MAKE THE REPAIRS WHILE DOING THE WORK ON THE REST OF THE STRUCTURE.



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: March 23, 1990

Brian Laughlin
12 Maple Avenue
Scarborough, ME 04074

Re: Smoke Detectors.

Dear Sir:

During a recent inspection of the property owned by you at 355-357 Cumberland Ave., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

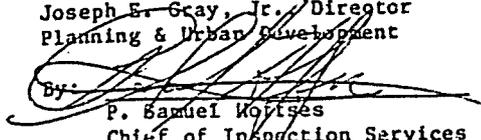
25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Mark Mitchell/Kevin Carroll (6)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Bay side

Insp. Date: 3/8/90 Complaint 5 year Fire Inspector's Name Mitchell/Carroll Dist. 6

Property Address: ³⁵⁵⁻³⁵⁷ ~~355~~ Cumberland Ave C-B-L: 33-1-9 Legal Units: Exis. Units: 14 Stories: 7

Owner or Agent Brian Laughlin Stand. 1st: N.O.H.C. L.O.D.
Address 12 Maple Ave, Starbuck

Notes Bob Keith

Violation No.	Ext.	Int.	Fl.	App.	LOCATION	VIOLATION DESCRIPTION	CODE
1.				#1	Living room	Ceiling stained	
2.				#4	Kitchen	Storm window Broken	
3				#4	Kitchen	Provide GFI	
4				#4	Bath	No ventilation	
5				#4	Bath int	Provide GFI	
6				#1	N/A		
7				#2	Kitchen	Provide G.F.I.	
8				#6	No violation		
9				#5	Smoke detect	inop	
10					Basement	Asbestos	
10 11				#7	N/A		
11	12			#8	No violation		
12	13			#3	Kitchen	Provide G.F.I.	
13	14			#3	Bath	Provide G.F.I.	

