



Planning & Urban Development Department

*Director of Planning and Urban Development
Jeff Levine**Inspection Services, Director
Tammy M. Munson*

May 26, 2015

RUTTER JASON T
7 SAGAMORE ST
PORTSMOUTH, RI 02871**CBL: 036 D003001**
Located at: 48 PARK AVE**Certified Mail 70101870000281368091**

Dear RUTTER JASON T,

An evaluation of the above-referenced property on **05/26/2015** 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 **06/26/2015** 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 "George Froehlich", written over a horizontal line.

George Froehlich
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RUTTER JASON T		Inspector George Froehlich	Inspection Date 5/26/2015
Location 48 PARK AVE	CBL 036 D003001	Status Violations Exist	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108.(d) Exterior

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 REPAIR, AND SAFE TO USE.

Notes: Front stair treads loose / broken.

2) 6-108.(c) Exterior Basement

Violation: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

Notes: Baesment windows broken / poorly secured. Screens missing in various locations. Several windows rendered inoperative by boarding up / insulating.

3) 12.19

Violation: CONTAINMENT OF WASTE:

Notes: Trash and debris scattered about property.

4) 6-109.(f)

Violation: MAINTENANCE OF SERVICE TO UTILITIES.; Maintenance of service to utilities. No owner, operator or occupant shall cause any service, facility, equipment or utility supplied in accordance with the requirements of this article to be removed, shut off, or discontinued for any occupied dwelling, dwelling unit, rooming house, or rooming unit except for such temporary interruption as may be necessary when actual repairs or alterations are being expeditiously made. For purposes of this Code, whenever it is established that the interruption was for more than twelve (12) hours within a twenty-four-hour period, the owner or operator shall have the burden of producing evidence proving the interruption was necessary and unavoidable given all the surrounding circumstances.

Notes: Gas for cooking (3rd floor) and hot water shut down.

5) 6-113.(e) Interior

Violation: MAINTENANCE OF LIGHTING FIXTURES; Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

Notes: Open ceiling box covers , Electrical panels not labeled (Basement), Smoke detector wire not in raceway (Apt 3). Door bell wires hanging out of wall , Ceiling fixture hanging from wires. Switch cover plates missing (Apt 2). Missing switch cover plates, Open splice box (Apt 1)

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6) 6-108.(b)

Interior

Violation: INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF.

Notes: Repair partially demolished wall in kitchen (Apt 2), Repair ceiling damage (Common Hall and Apt 2 Bathroom)

Comments: Also see Portland Fire Department Letter