



Planning &amp; Urban Development Department

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

March 5, 2015

RUTTER JASON T  
48 PARK AVE  
PORTLAND, ME 04101**CBL: 036 D003001**  
**Located at: 48 PARK AVE**Certified Mail 7010 1870 0002 8136 6769 <sup>52</sup>

Dear Mr. Rutter,

An evaluation of the above-referenced property on **03/05/2015** 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 **14 days** of the date of this notice. A re-inspection of the premises will occur On **03/19/2015** 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 "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**

<b>Owner/Manager</b> RUTTER JASON T		<b>Inspector</b> Chuck Fagone		<b>Inspection Date</b> 3/5/2015	
<b>Location</b> 48 PARK AVE	<b>CBL</b> 036 D003001	<b>Status</b> Re-Inspect 14 Days		<b>Inspection Type</b> Complaint-Inspection	

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 22.3.3(a) Exterior Entry Way  
**Violation:** PREMISES TO BE KEPT FREE FROM RODENT HARBORAGE  
**Notes:** The owner of a two (2) or more family residential building and the owner or occupant of a single family residential building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.  
*Accumulation of debris on the rear porch*

2) 6-116. (c) Interior Through Out  
**Violation:** EGRESS OBSTRUCTIONS  
**Notes:** Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.  
*Mattress blocking rear egress, first floor windows boarded up from the inside.*

3) 6-116. (e) Interior Smoke Alarms  
**Violation:** FIRE PROTECTION  
**Notes:** Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.  
*Smoke detectors and carbon monoxide detector are missing on the first floor unit. Smoke detector missing in the third floor unit, front bedroom.*

**Comments:** Violations exist of missing smoke detector in one bedroom of the 3rd floor unit. No smoke detectors or carbon monoxide detectors in the 1st floor unit. Several windows boarded up in the 1st floor unit preventing means of egress. Rear entry blocked by mattresses and debris preventing egress.

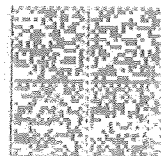
Portland, Maine



Yes. Life's good here.

Planning & Urban Development  
Inspection Division  
389 Congress Street, Room 315  
Portland, Maine 04101-3509

PRESORTED  
FIRST CLASS



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\$ 00.38<sup>1</sup>

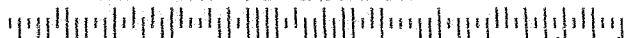
MAR 09 2015

MAILED FROM ZIP CODE 04105



X 015 NFE 1300C13C0003/13/15  
FORWARD TIME EXP RTN TO SEND  
RUTTER  
7 SAGAMORE ST  
PORTSMOUTH RI 02871-5825

RETURN TO SENDER



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