



Permitting and Inspections Department
Michael A. Russell, MS, Director

January 16, 2018

MATHEW'S APARTMENTS INC
10 GRANT ST
PORTLAND, ME 04101

CBL: 036 E008001
Located at: 10 GRANT ST

Certified Mail 7013 2250 0001 6995 1762

Dear MATHEW'S APARTMENTS INC,

An evaluation of the above-referenced property on **01/16/2018** 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 7 days of the date of this notice. A re-inspection of the premises will occur on **01/23/2018** 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 "Matt Sarapas".

Matt Sarapas
Code Enforcement Officer
Certified Fire Inspector I

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager MATHEW'S APARTMENTS INC		Inspector John Brennan	Inspection Date 1/16/2018
Location 10 GRANT ST	CBL 036 E008001	Status Follow up Required	Inspection Type Legalize Nonconforming units

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: Nothing can be stored in egress stairs, remove stored items in hallways front and rear. Storage area outside second floor of #10 must be rearranged so that door can be closed.

2) 55.162

Violation: CITY ORDINANCE HARDWIRED SMOKE DETECTORS REQUIRED; New smoke alarms shall be powered in accordance with NFPA 72. Where available options include:
 Hardwired with battery back up
 A non-rechargeable, non-replaceable primary battery that is capable of operating the device for at least 10 years

Existing smoke alarms shall be hardwired and replaced every 10 years with smoke alarms complying with the above notes.

All new smoke alarms shall be photoelectric.

Notes: Tenant in second floor of #10 has repeatedly removed smoke alarm in living room, smoke alarm tampering is punishable by a fine assessed on tenant of up to \$500 per alarm removed.

3) Sec.504, IMC 2003

Violation: CLOTHES DRYER EXHAUST; Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall convey the moisture and any products of combustion to the outside of every building. The duct shall be equipped with a backdraft damper.

Notes: Dryer in second floor of #10 must be vented properly through an exterior wall with solid metal pipe or removed.

4) 6-113.(d)

Violation: EXTENSION CORDS.; No temporary wiring shall be used except extension cords which run directly from portable electrical fixtures to convenience outlets, ceiling or wall-type fixtures and which do not lie under rugs or other floor coverings, nor extend through doorways, transoms or similar openings through structural elements.

Notes: Washing machine in kitchen is improperly installed and powered by an extension cord in violation of code. RG6 cable running between units is a trip and electrical hazard and additionally can impede the proper operation of fire doors

Comments: