



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

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

**CBL: 036 E008001**  
**Located at: 10 GRANT ST**

**Certified Mail 7015 3010 0000 0201 1133**

Dear MATHEW'S APARTMENTS INC,

An evaluation of the above-referenced property on **08/01/2017** 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 **09/22/2017** 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,

/s/

A handwritten signature in black ink, appearing to read "MS", written over a white background.

Matthew Sarapas  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> MATHEW'S APARTMENTS INC		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 8/1/2017
<b>Location</b> 10 GRANT ST	<b>CBL</b> 036 E008001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 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:** Multiple extension cords running through owners unit, first floor #10. Cords are powering grow tents.

2) 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:** Trash in rear stairs #8

3) 55.166

**Violation:** CITY ORDINANCE HARDWIRED CARBON MONOXIDE ALARMS REQUIRED; The owner shall install, or cause to be installed, by the manufacturer's requirements at least one approved carbon monoxide detector in each area within, or giving access to, bedrooms in:

- Each unit in any building of multifamily occupancy
- Any addition to or restoration of an existing single-family dwelling
- Any conversion of a building to a single-family dwelling

A carbon monoxide detector must be powered both by the electrical service in the building or dwelling and by battery.

**Notes:** Basement #10, Apartment #2 in 8 Grant

4) 55.161

**Violation:** NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

**Notes:** Hard wired smoke alarm required first floor bedroom #10

5) 55.050

**Violation:** NFPA 101- 7.2.1.15.8 FIRE DOORS MUST BE REPAIRED OR MAINTAINED; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.

**Notes:** Apt #2 fire door needs deadbolt or hole needs to be covered to maintain 1 hour fire rating

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6) 55.160

**Violation:** NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements.

**Notes:** Basement #10

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7) 105.1

**Violation:** BUILDING W/O PERMIT; Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**Notes:** Owner needs to apply for after the fact building permit for newly installed exterior stairs. Stairs not code compliant at this time.

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8) 6.015

Exterior

Balcony

**Violation:** NFPA 101- 9.1.2 IMPROPER WIRING, NOT TO CODE; ELECTRICAL WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 70, UNLESS SUCH INSTALLATIONS ARE APPROVED EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE.

**Notes:** There is not enough clearance for the overhead service conductors. NEC 230.24 (B)(1) Overhead conductors must be at least 10 feet above the walking surface. Inspection indicated conductors were approximately 7 feet above the balcony walking surface.

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**Comments:** See List