

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager LARKIN ROBERT		Inspector Suzanne Hunt	Inspection Date 5/10/2010
Locatation 76 PORTLAND ST	CBL 036 1022001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 22-3 (a)	Interior			Basement	
Violation:	Rodent Harborage				
Notes:	remove all debris				
2) 6-108.(d)	Interior			Basement	
Violation:	Stairways, stairwells, stairs and porches.				
Notes:	Repair the stairs to the basement and add a handrail one side. All stairs must be structurally sound, in good repair and safe to use.				
3) 6-108.(c)	Exterior			Basement	
Violation:	Exterior windows, doors and skylights				
Notes:	All windows including basement must be substantiallylly weather tight, water tight , and vermin proof.				
4) 6-108.(a)	Interior			Basement	
Violation:	Foundations cellars, exterior walls, roofs				
Notes:	The basement has standing water. A hole (approximatly 3 ft sq. , 1.5 ft deep) is filled with standing water , this hole has several drainage pipes connected to it. The drainage system must be made adequate to drain all water from the basement. The drainage system must meet code requirements.				
5) 6-108.(a)	Exterior			Various locations	
Violation:	Foundations cellars, exterior walls, roofs				
Notes:	Missing siding must be replaced. Areas around soffits must be weather and water tight.				
6) 6-108.(a)	Exterior			Various locations	
Violation:	Foundations cellars, exterior walls, roofs				
Notes:	Soffits on right and left side must be repaired and made water/weather tight				
7) 6-108.(d)	Interior			Entry Way	
Violation:	Stairways, stairwells, stairs and porches.				
Notes:	All handrails are required to be structurally sound and safe to use. The handrail at interior front entrance is loose and needs to be sufficiently secured.				
8) 110.26 (b)	Interior			Basement	
Violation:	NEC 2005/NFPA 70				
Notes:	Secure all lights, cover any unprotected junction boxes, remove extension cords.				
9) 6-108.(b)	Interior			Through Out	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Repair all holes in egress hallway ceilings, walls, and floors.				

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10) 6-108.(d) Interior

Violation: Stairways, stairwells, stairs and porches.

Notes: Exterior Front entrance stairs need to made safe and structurally sound

11) 6-108.(c) Exterior

Violation: Exterior windows, doors and skylights

Notes: Replace broken window (door side light) level one. Tempered required.

12) 110.26 (b) Interior

Various locations

Violation: NEC 2005/NFPA 70

Notes: all electrical switches, outlets, junction boxes, are required to properly covered.

13) 110.26 (b) Interior

Bedroom

Violation: NEC 2005/NFPA 70

Notes: Repair broken light fixtures in unit known as 76 Rear (second floor)

14)

Violation:

Notes: Legal use of property is retail, office and five (5) residential dwelling units per permit #90-2167. Property must be brought into legal use.

Comments: 7 residential units and 2 commercials in use. Legal use of property is retail, office and five (5) residential dwelling units per permit #90-2167 on microfiche. -Saw 8 electirc meters