

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager TERBAX REALTY INC		Inspector Nicholas Adams	Inspection Date 5/25/2011
Location 570 Congress St	CBL 037 G009001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(a)	Exterior				
Violation:	Foundations cellars, exterior walls, roofs				
Notes:	Sec. 6-108. Minimum standards for structural elements. No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards: (a) Foundations, basements, cellars, exterior walls, roofs. Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.				
2) 6-108.(c)	Exterior				
Violation:	Exterior windows, doors and skylights				
Notes:	Sec. 6-108. Minimum standards for structural elements. No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards: (c) 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.				
Comments:	Loose and deteriorated bricks around windows casing are coming off building and falling onto roof at 570 Congress. I will send a letter to the owner and abutter. I will give them 30 days to resolve the issue. NLA				