



Planning & Urban Development Department

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

BG CARLETON 2/14/91 LLC &
21 TECHNOLOGY DR
WEST LEBANON , NH 03784

CBL: 037 I003001**Located at: 482 CONGRESS ST****e-mail**

Dear BG CARLETON 2/14/91 LLC &,

POSTING NOTICE

An evaluation of the above-referenced property on 05/28/2015 revealed that the structure fails to comply with Section 6-120 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, and pursuant to Section 6-120, this office declares the dwelling unit is unfit for human habitation as a dwelling unit. A re-inspection of the premises will occur on June 29, 2015 at which time the dwelling unit (area) must be removed.

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 in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "George Froehlich", written over a horizontal line.

George Froehlich
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager BG CARLETON 2/14/91 LLC &		Inspector George Froehlich	Inspection Date 5/28/2015
Location 482 CONGRESS ST	CBL 037 1003001	Status Violations Exist	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-120.

Interior 1

Violation:

POSTED AGAINST OCCUPANCY.; Any dwelling, dwelling unit, rooming house, rooming unit, or any structure or portion thereof being used for human habitation which is in violation of the provisions of this article to the extent that it is unfit for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. Property unfit for human habitation shall include but not be limited to:

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public;

(2) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public,

(3) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so insanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public;

(4) Properties which contain lead-based paint substances, as defined herein; or

(5) Properties in or on which the owner, operator or occupant has failed to comply with notices or orders issued under the provisions of this article.

Notes:

Immediately discontinue the use of the office as a residential sleeping area

2) 105.1

Interior 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:

105.1 Permits Required 111.1 Use and occupancy, and 14-57

Comments:

Met with Carl Trottier on site (Boulos Management) and he granted us access to site. Walter McCann also on site (store owner) he stated that due to the late night requirements of his IT work he sometimes spends nights there. He agreed to no longer continue this practice as it was explained that it is not permitted and dangerous. He also stated that he will remove the residential cooking appliances in the "break room". Also that he would remove clutter and debris impeding isles in storage areas. Will reinspect in 30 days working with Carl.