

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager TOWNSEND KATHRYN E &		Inspector Mike Nugent	Inspection Date 8/22/2006
Location 132 SPRING ST	CBL 039 D013001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.4	Interior	3		Stairways	
Violation: Stairways, stairwells, stairs, porches.					
Notes: a One Hour rating for the fire separation for the third floor unit means of egress Stairway must be continuous until the exit discharge. The egress passes through the business use below.					
2) 6-108.4	Exterior	3		Deck	
Violation: Stairways, stairwells, stairs, porches.					
Notes: Exterior deck rails must comply with the following: 1607.7.1 Handrails and guards. Handrail assemblies and guards shall be designed to resist a load of 50 plf (0.73 kN/m) applied in any direction at the top and to transfer this load through the supports to the structure. Exceptions: 1. For one- and two-family dwellings, only the single, concentrated load required by Section 1607.7.1.1 shall be applied. 2. In Group I-3, F, Hand S occupancies, for areas that are not accessible to the general public and that have an occupant load no greater than 50, the minimum load shall be 20 pounds per foot (0.29 kN/m). 1607.7.1.1 Concentrated load. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds (0.89 kN), applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. This load need not be assumed to act concurrently with the loads specified in the preceding paragraph. 1607.7.1.2 Components. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds (0.22 kN) on an area equal to 1 square foot (0.093m ²), including openings and space between rails. Reactions due to this loading are not required to be superimposed with those of Section 1607.7.1 or 1607.7.1.1. 1607.7.1.3 Stress increase. Where handrails and guards are designed in accordance with the provisions for allowable stress design (working stress design) exclusively for the loads specified in Section 1607.7.1, the allowable stress for the members and their attachments are permitted to be increased by one-third.					

Comments:



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*Lee Urban- Director of Planning and Development
Michael J. Nugent- Inspections Division Director*

NOTICE OF VIOLATION

August 23, 2006

TOWNSEND KATHRYN E &
132 SPRING ST
PORTLAND, ME 04101

CBL: 039 D013001
Located at 132 SPRING ST

Hand Delivery

Dear TOWNSEND KATHRYN E & ,

This office received a complaint regarding the occupancy of the third floor. You had entered into an agreement with this office that the unit would remain vacant until the egress issue that you were previously notified about was corrected.

An evaluation of the above-referenced property on August 22, 2006 revealed that the unit is currently being rented. This evaluation also revealed 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 thirty days of the date of this notice. A re-inspection of the premises will occur on 09/21/2006 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 \$75.00 re-inspection fee. This was a reinspection that resulted in noncompliance. A \$75.00 fee will be assessed for this and each such non compliant inspection.

Sincerely,

Mike Nugent @ (207) 874-8700
Inspections Division Director



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Lee Urban- Director of Planning and Development
Michael J. Nugent- Inspections Division Director

August 23, 2006

TOWNSEND KATHRYN E &
132 SPRING ST
PORTLAND, ME 04101

CBL: 039 D013001
Located at 132 SPRING ST

Hand Delivery

Dear TOWNSEND KATHRYN E & ,

An evaluation of the above-referenced property on 08/22/2006 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 09/21/2006 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

8/29/06 met K. Townsend - reviewed issues (w/tammy)
9/12/06 K. Townsend called to inform work on rail/guards was done on 8/30/06 - wants to go to Historic Board on 10/4 for New Stair egress. Asked for extension.
9/27/06 called K. Townsend - process too long need to provide independent egress - she will notify of tenant agreement - send letter to confirm
9/28/06 inspect for previous vio's



e-mail inspector(s)

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Date	09/28/2006	Time		Inspector		Total Outstanding		Electrical Inspector Required?	No
Appl. Type	Housing			Jeannie Bourke	X	\$0.00			
Type	Inspection							Fire Inspection Required?	No
Appl ID	0								
Parcel Id:	039 D013001	Address:	132	SPRING ST		District Nbr:	2		

Reinspection of previous NOV.....deck guard at 3rd floor exterior on the Spring St. Neighbor side is still not supported adequately. The interior independent egress is not separated from the business use. The Townsends will give a 60 day notice to the 3rd floor tenant. They will send the city a letter stating the notice to vacate...../jmb

CreatedBy	jmb	CreateDate	09/27/2006	ModBy	jmb	ModDate	09/28/2006
		CreateTime	3:32 pm			ModTime	2:51 pm