



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

February 20, 2018

ANTICH JANET  
120 SPRING ST  
PORTLAND, ME 04101

**CBL: 039 D016001**  
**Located at: 120 SPRING ST**

**Certified Mail 70150920000107766546**

Dear ANTICH JANET,

An evaluation of the above-referenced property on 02/20/2018 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 on or before 05-31-2018. 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/ 

Kevin Hanscombe  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> ANTICH JANET		<b>Inspector</b> Kevin Hanscombe	<b>Inspection Date</b> 2/20/2018
<b>Location</b> 120 SPRING ST	<b>CBL</b> 039 D016001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Inspection

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<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) 55.051

**Violation:** NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.

**Notes:**

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2) 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:** Missing smoke alarms in 2 bedroms on 2nd level. Smoke alarms mut be hard wired and photo electric.

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3) 55.405

**Violation:** NFPA 101- 31.3.2.1 HAZARDOUS AREAS SHALL BE PROTECTED; ANY HAZARDOUS AREA SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 8.7.

**Notes:** 3 gas water heaters in basement are unprotected. Code allows 1 hour protected space around heaters or sprinkled.

Exposed insulation in basement also needs to be removed or covered.

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4) 55.005

**Violation:** NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.

**Notes:** Attached policy allows for some deviation for older properties. 2 windows in the 2 bedrooms on 3rd floor do not meet egress requirements.

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**Comments:** Please contact me at 1-207-756-8169 to convey a plan of action to address violations with in 30 days. All violations to be corrected on or before May 31 2018. Call 1-207-874-8557 to schedule your re inspection.