



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

July 6, 2017

MCLAUGHLIN KATHERINE A TRUSTE  
14 SOUTH ST  
PORTLAND, ME 04101

**CBL: 039 F020001**  
**Located at: 14 SOUTH ST**

**Certified Mail 7015 3010 0000 0200 9215**

Dear MCLAUGHLIN KATHERINE A TRUSTEE,

An evaluation of the above-referenced property on **07/05/2017** 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 **08/07/2017** 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/

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

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> MCLAUGHLIN KATHERINE A TRUSTEE		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 7/5/2017
<b>Location</b> 14 SOUTH ST	<b>CBL</b> 039 F020001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 205	Interior			Basement	
<b>Violation:</b>	SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.				
<b>Notes:</b>	NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i) Replace missing smoke/CO alarm in basement. Replace old smoke alarms throughout the dwelling.				
2) 206	Interior			Bedroom	
<b>Violation:</b>	SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.				
<b>Notes:</b>	NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i) Replace missing smoke alarm in 3rd floor bedroom.				
3) 207					
<b>Violation:</b>	CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.				
<b>Notes:</b>	NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468 Replace missing smoke/CO alarm in basement.				
<b>Comments:</b>					