



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

December 11, 2017

BRICKLIGHT PROPERTIES LLC
111 COMMERCIAL ST STE 203
PORTLAND, ME 04101

CBL: 040 A015001
Located at: 65 HIGH ST

Certified Mail 7013 2250 0001 6995 1908

Dear BRICKLIGHT PROPERTIES LLC,

An evaluation of the above-referenced property on **12/04/2017** 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 **01/10/2018** 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/

A handwritten signature in black ink, appearing to read "Jason Duval", with a large, stylized flourish extending to the right.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager BRICKLIGHT PROPERTIES LLC		Inspector Jason Duval	Inspection Date 12/4/2017
Location 65 HIGH ST	CBL 040 A015001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.05					
Violation:	NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.				
Notes:	Install CO alarms in unit 7.				
2) 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:	Unit 7 fire door is required to self close and self latch.				
3) 55.092					
Violation:	NPFA 101- 590.6 DISCONTINUE USE OF EXTENSION CORDS; Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with 590.6(A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities.				
Notes:	Remove extension cord that is being used to power stove/fridge.				
4) 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:	Address the hanging smoke alarm in the hallway.				
5) 55.25					
Violation:	NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; 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 and on all levels of the dwelling unit, including basements.				
Notes:	Install smoke alarms that are missing throughout the unit.				

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6) 55.530

Violation: CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.

4.6.1 Residential units shall be designated using numericals.

4.6.2 The first numerical of each residential unit shall be the floor designation.

4.6.3 In single floor buildings the floor designation shall be omitted.

Notes: Unit 7 fire door requires a number.

7) 211-006-108(b)

Violation: BUILDING INTERIORS - MINIMUM STANDARDS FOR INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

City Code of Ordinances Section 6-108(b)

Notes: Unit 7 fire door requires a door knob.

8) 211

Violation: OTHER

Notes: IRC 2009 Section R612

R612.2 WINDOW SILLS

In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Notes: Windows on first floor of unit do not meet minimum requirement for window height.

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9) 6-108.(c)

Violation: 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.

Notes: Address missing screens for windows.

10) 6-108.(b)

Violation: INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF.

Notes: Address hole in wall on second floor of unit 7.

11) 55.006

Violation: NFPA 101- 31.2.2.5 ESCAPE WINDOWS - SILL TOO HIGH; HORIZONTAL EXITS COMPLYING WITH 7.2.4 SHALL BE PERMITTED.

Notes: Unit 7 bedrooms require egress compliant windows.

Comments: Field Inspection 12/5. Smoke alarm hanging in the interior hallway of building. Smoke alarm outside unit 7 in hallway needs new battery. Front door to unit 7 does not have a doorknob on either side. Unit 7 door does not self close. Unit 7 does not have a unit number on door. All smoke alarms are missing in unit 7. No CO protection in the unit. Windows on first level of unit only 16 inches from floor. No screens in windows. Stove is powered by an extension cord. Bedroom windows will need to be egress compliant.