

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager FERNALD SETH W		Inspector Jon Rioux	Inspection Date 6/15/2007
Locatation 20 HIGH ST	CBL 044 A001001	Status Re-Inspect 10 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108.4 Exterior Porch
Violation: Stairways, stairwells, stairs, porches.
Notes: Repair the front porch railing.
 Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

2) 6-108.3 Exterior
Violation: Exterior windows, doors and skylights
Notes: Repair the two (2) exterior windows on the right side, front the property.
 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.

3) 6-108.2 Interior Stairways
Violation: Interior floors, walls, ceilings and doors
Notes: Repair the ceiling in the back stairwell and patch the hole in the bathroom of unit one (1).
 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.

4) 6-113.5 Interior 1 Various locations
Violation: Maintenance of lighting fixtures
Notes: Repair the ceiling fan in unit two (2), remove old wiring/ junction boxes, and replace all covers in the "House" electrical box.
 Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

5) 6-113.4 Interior 3
Violation: Extension cords.
Notes: Extension cords.
 No temporary wiring shall be used except extension cords which run directly from portable electrical fixtures to convenience outlets, ceiling or wall type fixtures and which do not lie under rugs or other floor coverings, nor extend through doorways, transoms or similar openings through structural elements.

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6) 6-116.5 Interior
Violation: Fire Protection
Notes: Submit a Fire Door replacement plan to the Fire Inspector

7) 6-116.5 Interior
Violation: Fire Protection
Notes: Install one (1) single station smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Note: An electrical permit is required to install smoke detectors

8)
Violation:
Notes: IRC, 2003, R314.4 Interior finish. Foam plastics that are used as interior finish shall also meet the flame-spread requirements for interior finish.

9)
Violation:
Notes: IRC, 2003, Fire Barriers Sec. 708.1 & 712.

Rated fire wall shall be constructed without openings separating the wash/dryer from the stairwell and dwelling units.

10) 6-116.3 Interior Stairways
Violation: Egress Obstructions
Notes: Egress passageways must be clear of debris at all times.

Comments: