



# PORTLAND MAINE

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**Acting Director of Planning and Urban Development**  
Greg Mitchell

**Inspections Division Director**  
Tammy Munson

December 2, 2011

CERTIFIED NUMBER: 70101870000281365335

RE: 86 Danforth St.

CBL: 044 A021

Case Number: 2011-11-2823

Dear Steve Hilton,

An evaluation of the above-referenced property on 12/2/2011 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 10 days of the date of this notice. A re-inspection of the premises will occur on 12/12/11 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,

George Froehlich  
Code Enforcement Officer

**CITY OF PORTLAND  
PLANNING AND URBAN DEVELOPMENT DEPARTMENT  
389 CONGRESS STREET  
PORTLAND, MAINE 04101**

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## INSPECTION VIOLATIONS

<b>Owner</b> Steve Hilton		<b>Code Enforcement Officer</b> George Froehlich	<b>Inspection Date</b> December 2,2011
<b>Location</b> 86 Danforth St	<b>CBL</b> 044 A021	<b>Status</b> Open	<b>Case Number</b> 2011-11-2823

1. Interior floors, walls, ceilings and doors.-City Ord. § 6-108.(a)

**Repair flood damaged floor, and cracks and penetrations in walls and ceilings. A building permit is required if any plaster is removed (Fire Separation).**

Every floor,wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

2. Minimum standards for safety. - City Ord. § 6-116.(e)

**Replace defective smoke detector(s).**

Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations. The enforcement authority's inspection obligation under this subsection shall be limited to notify and cite the owner or any designated responsible party for violations relating to fire/smoke detectors and fire alarms systems.

3. Minimum lighting standards. City Ord. § 6-113.(e)

**Repair dangerous open wiring splices and unsafe exposed branch circuit wiring. An electrical permit is required.**

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.