CITY OF PORTLAND
Permitting and Inspections Department

SENT VIA CERTIFIED MAIL

9/1/2022

FRASER, JENSINE
JENSINE.FRASER@GMAIL.COM
GUILFORD COURT CONDOMINIUM ASSOCIATION
16 GUILFORD CT 1D

RE: 16 GUILFORD CT
PORTLAND, ME 04101
ASSOCIATION-044 B005000
UNITS- 044 B00501**A**, 044 B00501**B**, 044 B00501**C**, 044 B00501**D**, 044 B00502**A**, 044 B00502**B**, 044 B00503**A**, 044 B00503**B**

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Ouellette Jason & Megan Ouellette,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 9/1/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations and a reinspection is scheduled for **10/14/2022 11:00 AM**. If you need to reschedule, you must contact us no less than 72 hours before your inspection date, at (207)756-8131 or (207)874-8557. Please be aware that reinspection's will only be rescheduled once. If you do not show for the scheduled reinspection you will be charged a $150 re-inspection fee.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of $100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Kevin Hanscombe
Certified Code Enforcement Officer
kah@portlandmaine.gov

389 Congress Street / Portland, Maine 04101 / www.portlandmaine.gov / tel: 207-756-8131 / fax: 207-874-8716

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
Portland Code Ch. 10	Buildings must comply with Ch. 10 of the Portland Code of Ordinances.	Fire Prevention and Protection Chapter 10.22.1 City Rules and regulations 5.5.7 Requires that all automatic extinguishing systems shall be supervised by the life safety signal system. Permits to install a supervised alarm system and a plan of action must be submitted by **09/15/22**. All work must be completed and inspected by 12/30/22	9/15/2022
Fuel Gas Detectors	Fuel gas detectors must be installed in accordance with MRSA Title 25 2469 in all spaces that contain LNG or LPG fueled devices.	Any room/area of the property that contains a gas appliance requires a gas alarm to be installed. (gas stoves, rinnai heaters etc)	10/14/2022
NFPA 101-31.3.4.5; City Code 10-3(a)(4)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level, including the basement.	Units 1D, 1C, 2A, 3B, - Code compliant smoke alarm for the bedroom (s) and a code compliant combination smoke and carbon monoxide alarm for the common area. Basement requires a hard wired combination smoke and carbon monoxide alarm. Code compliant= Hardwired for power with battery back up and photoelectric (not ionizing)	10/14/2022
NFPA 101-8.3.3.3	Fire doors must be self- or auto-closing.	All unit doors needed some adjustments or repairs to their existing self-closing hardware to ensure that the doors self-close and latch.	10/14/2022

389 Congress Street / Portland, Maine 04101 / www.portlandmaine.gov / tel: 207-756-8131 / fax: 207-874-8716