CITY OF PORTLAND
Permitting and Inspections Department

SENT VIA CERTIFIED MAIL

11/17/2021

RYAN SCOTT & MELISSA RALEIGH
7 STETSON CT #1
PORTLAND, ME 04101
RYANJSCOTT@GMAIL.COM

RE: 7 STETSON CT
PORTLAND, ME

044 B025001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Ryan Scott,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 11/17/2021 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 **02/28/2022 10:00 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 reinspections 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
(207) 756-8131

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
IRC (2015)-M1502	Clothes dryer exhausts must be installed in accordance with manufacturer's instructions and comply with all other requirements of IRC Section M1502, including venting outside of the building.	Replace dryer vent with a hard pipe vent.	12/31/2021
NFPA 101-31.3.2	Boiler and fuel-fired heaters serving more than one dwelling unit must have 1-hour separation or sprinkler protection.	Sprinkler protection is required for the one dryer located in the bsement.	12/31/2021
NFPA 101-24.2.2, 31.2.1.2	Each sleeping room shall have at least two means of escape, independent of and remote from the other.	The 3rd floor bedroom lacked a code compliant secondary means of escape. The net clear height of the double hung window was only 19 inches. As discussed during the inspection, in most cases replacing the double hung window with a code compliant egress casement style "crank out" window will work. I have attached a copy of our policy regarding egress windows.	2/28/2022

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