



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

March 14, 2018

HULL NATHANIEL R &  
12 PINE ST  
PORTLAND, ME 04102

**CBL: 045 C033001**  
**Located at: 12 PINE ST**

**EMAIL**

Dear HULL NATHANIEL R &,

An evaluation of the above-referenced property on **03/12/2018** 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.

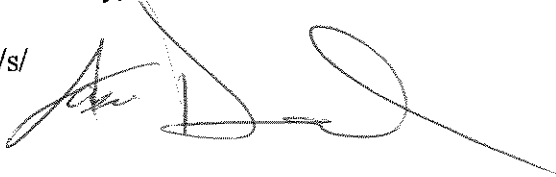
This is a notice of violation pursuant to Section 6-118 of the Code. A plan of action for the fire doors and egress window is required within 30 days. All other referenced violations shall be corrected within 30 days of the date of this notice. Failure to comply will result in this office referring the 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/ 

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> HULL NATHANIEL R &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 3/12/2018
<b>Location</b> 12 PINE ST	<b>CBL</b> 045 C033001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.530	Interior			Through Out	
<b>Violation:</b>	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.				
<b>Notes:</b>	All unit doors require numbers.				
2) 55.005	Interior	3	3	Bedroom	
<b>Violation:</b>	NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.				
<b>Notes:</b>	Unit 3 bedroom window requires to be egress compliant. See attached document for window policy.				
3) 55.161	Interior				
<b>Violation:</b>	NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.				
<b>Notes:</b>	Smoke alarm required for unit 1 bedroom.				
4) 55.047	Interior			Through Out	
<b>Violation:</b>	NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.				
<b>Notes:</b>	Unit 1 front door, Units 2 and 3 front doors are all required to be 1 hour fire rated. Unit 3 back egress door that leads into unit 1 is required to be 1 hour fire rated and cannot be locked by unit 1.				
5) 55.05					
<b>Violation:</b>	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.				
<b>Notes:</b>	Smoke/CO alarm required for unit 2 first level and unit 3 first level. CO alarm required for basement area.				

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6) 7.008

**Violation:** NFPA 101- 7.1.10.2.1 DEBRIS INSIDE BUILDING; NO FURNISHINGS, DECORATIONS, OR OTHER OBJECTS SHALL OBSTRUCT EXITS OR THEIR ACCESS THERE TO, EGRESS THEREFROM, OR VISIBILITY THEREOF.

**Notes:** Remove debris in front of basement electrical panels. Clear debris in front hallway.

**Comments:** Field Inspection 3/12- Unit 1: Smoke alarm required for the bedroom. Unit door is required to be 1-hour fire rated. Unit 2: Fire door required to self-close and self-latch. Smoke/CO alarm required for common area. Unit 3: 1 hour rated fire door required. Bedroom window does not meet egress. Smoke/Co alarm required on first floor of unit. Basement: Clear path to electrical panels. CO alarm required in basement. Misc.: Clear path in hallway to 1st unit. Unit #s for all unit doors. Unit 3 secondary means of egress goes through bottom floor unit.