



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

November 8, 2017

NORTHGATE APARTMENTS LLC
231 STATE ST
PORTLAND, ME 04101

CBL: 046 A010001
Located at: 231 STATE ST

Certified Mail 7014 1820 0001 4049 7093

Dear Northgate Apartments Llc,

An evaluation of the above-referenced property on **11/06/2017** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **12/11/2017** 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 \$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/

A handwritten signature in black ink, appearing to read "Jason Duval", with a long horizontal line extending to the right.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager Northgate Apartments Llc		Inspector Jason Duval	Inspection Date 11/6/2017
Location 231 STATE ST	CBL 046 A010001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.05

Violation: 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.

Notes: Unit 4 and 52 require CO alarms.

2) 55.25

Violation: NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

Notes: All bedrooms require smoke alarms. Owner must apply for a electrical permit for installation.

3) 6-109.(a)

Violation: MAINTENANCE OF ASSIGNED AREAS; Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

Notes: Unit 41 requires to be sanitary.

4) 1.110

Violation: NFPA 101-40.2.4 MEANS OF EGRESS; THE NUMBER OF MEANS OF EGRESS SHALL COMPLY WITH EITHER 40.2.4.1.1 OR 40.2.3.2.

Notes: Units 46 and 45 needs to have clear path for egress for all rooms and hallways.

5) 89.05

Violation: NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.

Notes: Unit 52

Comments: Inspection with Fire Dept. - No smoke alarms in any bedroom in all units in building. Apartment 4 needs a CO alarm. Units 45 and 46 needs to have path cleared for egress and has excessive storage concerns. Unit 41 needs to be sanitary. Unit 52 has excessive storage and no CO alarm. Owner must apply for an electrical permit for the work.