



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 6/2, 19 87
 Receipt and Permit number 10739

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 534 Cumberland Avenue

OWNER'S NAME: Stan Houston ADDRESS: Same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	
METERS: (number of) <u>1</u> at 100 _____	3.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Unit: (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: <u>5.00</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call
CONTRACTOR'S NAME: Rudy A. Clark
ADDRESS: 22 South Street, Portland, Maine
TEL: 774-8970
MASTER LICENSE NO.: 10745 **SIGNATURE OF CONTRACTOR:**
Rudy A. Clark
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451 374-5300

33
654
M.F.

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: November 2, 1989

Tom McAdam
534 Cumberland Avenue
Portland, ME 04101

PARKSIDE 3

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 534-536 Cumberland Ave., Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

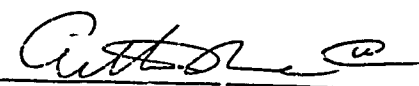
Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Rowe for Kevin Carroil (Area 6)
Code Enforcement Officer



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 5
CHART-BLOCK-LOT - 47-A-10
LOCATION: 534-536 Cumberland Avenue

PARKSIDE 7

DISTRICT: 6
ISSUED: November 2, 1989
EXPIRES: January 2, 1990

Tom McAdara
534 Cumberland Avenue
Portland, ME 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 534-536 Cumberland Avenue by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before January 2, 1990. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

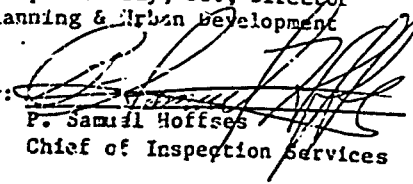
Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

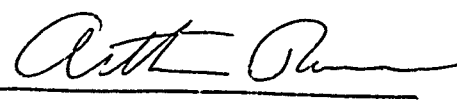
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Rowe for Kevin Carroll (Area 6)
Code Enforcement Officer

Attachments

JHC 389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

HOUSING INSPECTION REPORT

OWNER: Tom McAdam

LOCATION: 534-536 Curb. Ave. 47-A-10

CODE ENFORCEMENT OFFICER: Arthur Rowe for Kevin Carroll (Area 6)

HOUSING CONDITIONS DATED: Nov. 1, 1989 EXPIRES: Jan. 2, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC.(S)</u>
1. EXTERIOR - replace missing storm windows.	108-3
2. INTERIOR FIRST FLOOR, APT. #1 LEFT - broken glass.	108-3
3. INTERIOR FIRST FLOOR, APT. #1 LEFT - kitchen ceiling damaged.	108-2
4. INTERIOR REAR STAIRS - missing handrail.	
5. EXTERIOR - missing guard rail on retaining wall.	108-4
**6. INTERIOR - APT. #1 RIGHT - no smoke detector.	
7. INTERIOR - APT. #3 RIGHT - no smoke detector.	
8. INTERIOR - APT. #2 RIGHT - no smoke detector.	

**SEE ATTACHED LETTER ON SMOKE DETECTORS.

Parkside
 CITY OF PORTLAND
 INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 10/5/89 Complaint 5 year Fire Inspector's Name A. Rowe Dist. 6

Property Address: 534-536 Cumberland Ave C-B-L: 47-A-10 Legal Units: 7 Exist. Units: 7 Stories: 3

Owner or Agent Tom McAdam Address 534 Cumberland Ave Stano. Ist: N.O.H.C. L.O.D.

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1.	✓				Replace	missing storm windows	108-3
2.	✓		1	1 Left	Broken glass		108-3
3.		✓		1 Left	Kitchen	ceiling damaged	108-2
4.		✓			Near stairs	missing handrail	
5.	✓					missing guard rail on retaining wall	108-4
6.		✓		1 Right		no smoke detector	
7.		✓		3 Right		" " "	
8.		✓		2 Right		" " "	



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Mayor Anne Pringle

DATE: March 2, 1994

FROM: Marge Schmalz, Asst. Chief of Inspection Services

SUBJECT: Alexander Wallace - Problems with Landlord - 534-536 Cumberland Avenue - Tom McAdam

Sam Hoffses is out on his 2 week active duty for the Coast Guard. He won't be back to work until March 14th, so I have looked into the above matter for him.

I am not sure I am familiar with the "on-going problems" between this landlord and tenant. We have searched the records from June 1993 to the present. Only two complaints were on file at that address, with just one from Alexander Wallace. I spoke with the Code Enforcement Officer to fill me in further. The complaint from Mr. Wallace had several aspects.

- 1.) His heating complaint was unjustified. His is the only unit in the building to have electric heat, (the rest are on oil). He had turned off several sections of his baseboard heat in the effort to save on costs. This is not a housing violation. The Code Enforcement Officer determined that he had the capacity to get the proper heating in his apartment.
- 2.) There were also some other housing items that were brought to the Code Enforcement officer's attention. Those items were written up in a letter of defects to the owner. As the attached report shows, all items were corrected except for an exterior rotted gutter. We intend to follow thru with getting this violation corrected especially as the weather gets warmer.

The only other complaint on file was another heating complaint from another tenant. According to the Code Enforcement officer, this was justified. The oil burner/boiler had a problem and needed to be fixed. It was fixed right away by the oil service man.

Our office is not aware of any other complaints at this location. If there are any further violations that we are not aware of, we would be glad to look into them.

/s/

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services

Enclosures

City of Portland, Maine

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED	9-2-93	BY	L.V.	DISTRICT	1111
NAME OF REQUESTOR	Neil Wallace (rent)		ADDRESS	Maine St. 773-5720	
NAME OF OWNER	Tom McAdams		ADDRESS		
ADDRESS SERVICE REQUESTED AT	536 Cumberland Ave Apt #6				
CONDITIONS	Heat - Please - Re-insp - ASAP				
	if possible before 2-3 Tuesday.				
COMMENTS					
SPECIAL INSTRUCTIONS					
ENVIRONMENTAL	HOUSING		BUILDING		
ROUTINE	URGENT	SPECIAL	REPORT TO	BY DATE	

WHITE COPY FOR INSPECTOR YELLOW COPY FOR FILE

City of Portland, Maine

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED	10-6-93	BY	Grenk	DISTRICT	5 MA. WING
NAME OF REQUESTOR	David Lattin		ADDRESS	828 3901	
NAME OF OWNER	Tom McAdams		ADDRESS	(Ph: 828-1426)	
ADDRESS SERVICE REQUESTED AT	536 Cumberland Ave Apt 4/3rd fl.				
CONDITIONS	No heat - throughout building				
COMMENTS					
SPECIAL INSTRUCTIONS					
ENVIRONMENTAL	HOUSING		BUILDING		
ROUTINE	URGENT	SPECIAL	REPORT TO	BY DATE	

WHITE COPY FOR INSPECTOR YELLOW COPY FOR FILE

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

September 20, 1992

MCADAM THOMAS
451 DEERING AVE
PORTLAND ME 04103

Re: 534 Cumberland Ave
CBL: 047- - A-010-001-01
DJ: 5

Dear Mr. McAdams,

We recently received a complaint and an inspection was made at the above referred address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1.	INT - RIGHT CELLAR FLOOR -	114.30
	ENCLOSE EXPOSED OLD LINE	
12-1-92	EXT - FRONT STAIRS	108.40
	MISSING SAFETY FIELDS AND HANDRAILS	
3	EXT - 1ST FL RIGHT -	108.10
	ROTTED GUTTER - EXT TRIM	
4.	INT - CELLAR (RIGHT)	103.40
	REMOVE DEBRIS AND PAINT - BENNER PRODUCTS	
5.	INT - 3RD FL - BATHROOM	112.00
	INSTALL WINDOW OR PAN	
6.	INT - 3RD FL/UNIT 6 - FRONT BEDROOM	107.30
	IMPROPER WINDOW	

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within 20 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Marland Wing
Marland Wing
Code Enforcement Officer

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services