



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

February 27, 2018

SHANOSKI HENRY IVES
64 DEERING ST
PORTLAND, ME 04101

CBL: 047 C006001
Located at: 64 DEERING ST

Certified Mail 7015 0920 0001 0776 6409

Dear SHANOSKI HENRY IVES,

An evaluation of the above-referenced property on **02/27/2018** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises must occur prior to **04/02/2018** 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,

A handwritten signature in black ink, appearing to read "Matt Sarapas", written over a horizontal line.

Matt Sarapas
Code Enforcement Officer

CITY OF PORTLAND
HOUSING SAFETY OFFICE

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager SHANOSKI HENRY IVES		Inspector Matt Sarapas	Inspection Date 2/27/2018
Location 64 DEERING ST	CBL 047 C006001	Status Failed	Inspection Type Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.051					
Violation:	NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.				
Notes:	Unit entry doors need to self close and latch. Self closing hinges or mechanical closer required. Existing non fire rated doors were previously approved during change of use.				
2) 55.161					
Violation:	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.				
Notes:	First floor bedroom smoke alarm removed, must be replaced with a hardwired photoelectric smoke alarm with battery back up. Second floor bedroom smoke alarm is well beyond it's ten year service life and must be replaced with a hardwired photoelectric smoke alarm with battery back up.				
3) 55.162					
Violation:	CITY ORDINANCE HARDWIRED SMOKE DETECTORS REQUIRED; New smoke alarms shall be powered in accordance with NFPA 72. Where available options include: Hardwired with battery back up A non-rechargeable, non-replaceable primary battery that is capable of operating the device for at least 10 years				
	Existing smoke alarms shall be hardwired and replaced every 10 years with smoke alarms complying with the above notes.				
	All new smoke alarms shall be photoelectric.				
Notes:	First and second doors require additional hardwired smoke alarms in vicinity of bedrooms due to door arrangement in units. Basement requires hardwired smoke alarm. All new smoke alarms must be photoelectric with battery back up.				
4) 8.028					
Violation:	NFPA 101- 9.7.5. PROVIDE TEST & COMPLIANCE DOCUMENTATION; All automatic sprinkler and standpipe systems required by this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.				
Notes:	Sprinkler system requires annual inspection, last inspected January 2016				

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5) 81.10

Violation: PORTLAND FIRE DEPARTMENT CHAPTER 10 FIRE ALARM INSPECTION STICKER REQUIRED;
Provide annual fire alarm inspection sticker at the annunciator. This sticker must be provided by a
licensed master fire alarm company. A list of licensed master fire alarm companies can be found at:
www.portlandmaine.gov/fireprevention.

Notes: Sprinkler waterflow system requires inspection.

Comments: