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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HEARING

Date: January 12, 1990 (PARKSIDE)

[T]om & Arlene McIntosh
1376 Westbrook Street
Portland, ME 04102

Re: Premises located at 52 Deering Street

Dear Mr. & Mrs. McIntosh:

Because of your failure to comply with previous NOTICES, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on January 24, 1990. to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises, as described more fully in the attached copy of the original NOTICE received by you on or about November 9, 1989.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451, Extension 311 or 346.

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

By
P. Samuel Hoffses,
Chief of Inspection Services

Requested by:

Paul Brume C.E.O.
Paul Brume, Rehab. Specialist

Enclosure

jmr

HOUSING INSPECTION REPORT

OWNER: John & Arlene McIntosh LOCATION: 52 Deering St. 47-C-9

CODE ENFORCEMENT OFFICER: Arthur Addato for Kevin Carroll (6)

HOUSING CONDITIONS DATED: Nov. 9, 1989 EXPIRES: December 9, 1989

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.

		SEC.(S)
1.	EXTERIOR RIGHT FRONT - loose and missing bricks.	114-1
2.	INTERIOR FIRST FLOOR, APT. #1 - BATHROOM CEILING - relocate light fixture, light fixture over shower.	113
3.	EXTERIOR PORCH STAIRS - rotted, loose treads, risers.	108-4
4.	INTERIOR FIRST FLOOR, APT. #1 - KITCHEN WALL - missing outlet cover.	113

NOTE: Apartment #1 - SMOKE DETECTOR - inoperative. See attached form letter. 24 hrs.

Hall Light -

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: November 9, 1989

John & Arlene McIntosh
1376 Westbrook,Street
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. & Mrs. McIntosh:

During a recent inspection of the property owned by you at 53 Deering Street, 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 activated, 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 Addato for Kevin Carroll (6)
Code Enforcement Officer

jmr

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

ADMINISTRATIVE DECISION

(PARKSIDE)

Date: January 29, 1990

John & Arlene McIntosh
1376 Westbrook Street
Portland, ME 04102

Re: Premises located at 52 Deering Street

Dear Mr. & mrs. McIntosh:

You are hereby notified that a reinspection and your request for additional time on Jan. 26, 1990, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

X Expiration time extended to #1, 4/1/90 #3, 2/9/90 in order to complete the work in progress to correct the remaining 2 Housing Code violations as llisted on attached Notice of Housing Conditions.

___ Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

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

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

In Attendance:

Paul Brume
Paul Brume, Rehab. Specialist by phone.

Encl.
jmr

HOUSING INSPECTION REPORT

OWNER: John & Arlene McIntosh

LOCATION: 52 Deering St. 47-C-9

CODE ENFORCEMENT OFFICER: Arthur Addato for Kevin Carroll (6)

HOUSING CONDITIONS DATED: Nov. 9, 1989 EXPIRES: December 9, 1989

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.

		SEC.(S)
1.	EXTERIOR RIGHT FRONT - loose and missing bricks.	114-1
2.	INTERIOR FIRST FLOOR, APT. #1 - BATHROOM CEILING - relocate light fixture, light fixture over shower.	
3.	EXTERIOR PORCH STAIRS - rotted, loose treads, risers.	113
4.	INTERIOR FIRST FLOOR, APT. #1 - KITCHEN WALL - missing outlet cover.	108-4 113

NOTE: Apartment #1 - SMOKE DETECTOR - inoperative. See attached form letter. 24 hrs.

Hall light

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 30, 1992

John & Arlene McIntosh
9925 East Bay Harbor Dr.
Bay Harbor Island, Fla 33154

Re: 52 Deering St (Apt #2/2nd fl)
CBL #: 047-C-009
DU:

Dear Mr. & Mrs. McIntosh,

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

An XK3 lead analyzer inspection was conducted at the above address and the results were as follows:

1. Woodwork throughout unit tested positive for a lead paint hazard 2.3-10.0 mgpb (cm2).

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 30, 1992. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Arthur Rowe
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 2, 1997

John A McIntosh
PO Box 793
Boothbay Harbor Me 04538

Re: 52 Deering St
CBL: 047- - C-009-001-01
DU: 4 *(Nbr of Dwelling Units)*

Dear Mr. McIntosh

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

1. EXT - 1ST FLOOR - FRONT RIGHT Rotted boards on porch	108.40
2. EXT - ENTIRE - Peeling paint on trim	10[illegible]
3. EXT - FRONT RIGHT - PORCH ROOF Peeling paint	108.10
4. INT - 1ST FLOOR - FRONT HALL Evidence of leak @ ceiling	108.20
5. INT - 2ND FLOOR - LIVING ROOM Evidence of leak @ ceiling	108.20
6. INT - 2ND FLOOR - REAR ROOM Unfinished ceiling	108.20
7. INT - 2ND FLOOR - REAR ROOM Windows inadequate for proper heat retention	108.30
8. INT - 2ND FLOOR - BATHROOM No gfci outlet near sink	113.50
9. INT - BASEMENT - ENTIRE Cap & cover all loose wiring	113.50
10. INT - FOUNDATION - Repoint bricks through out	108.10

11. INT - BASEMENT - 108.50
Cap old flue opening

12. INT - BASEMENT - 111.40
Extend relief pipes on water tanks

13. INT - BASEMENT - 108.40
Provide handrail

14. EXT - REAR PORCH - 108.40
Rotted support members

15. EXT - REAR PORCH - 113.00
Provide adequate illumination

16. EXT - ENTIRE - 108.10
Gutters in disrepair

17. EXT - REAR - ENTIRE 108.10
Shingles in disrepair

18. EXT - 2ND FLOOR REAR OFFICE AREA 108.10
Loose boards

19. INT - 1ST FLOOR - FRONT APT - LIVINGROOM 108.20
Cracked plaster

20. INT - 1ST FLOOR - FRONT APT - KITCHEN 113.50
Open junction box

21. INT - 1ST FLOOR - FRONT APT - KITCHEN 108.20
Worn linolium

22. EXT - ENTIRE 108.30
Inoperative windows

23. INT - ENTIRE 108.30
Provide adequate caulk[illegible]n windows

24. INT - 1ST FLOOR - [illegible]NT APT BATHROOM 111.40
Shower walls decayed

25. INT - ENTIRE 116.50
Provide hard wired smoke detectors through out per state law

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 30 days. FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE MATTER'S BEING FILED WITH THE CITY'S CORPORATION COUNSEL FOR LEGAL ACTIONS.

Sincerely,

Tammy Munson

Tammy Munson
Code enfc. Offr./Field Supv.