



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

March 3, 2018

ZIMBLE ANDREA J
46 DEERING ST #2
PORTLAND, ME 04101

CBL: 047 C012001
Located at: 46 DEERING ST

Certified Mail 70150920000107766638

Dear ZIMBLE ANDREA J,

An evaluation of the above-referenced property on 03/03/2018 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 to address all referenced violations shall be submitted within 30 days of the date of this notice. A re-inspection of the premises will occur on or before 11/30/2018 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 "Kevin Hanscombe".

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

| | | | |
|---|---------------------------|-------------------------------------|--|
| Owner/Manager ZIMBLE ANDREA J | | Inspector Kevin Hanscombe | Inspection Date 3/3/2018 |
| Location 46 DEERING ST | CBL 047 C012001 | Status Violations Exist | Inspection Type Housing Inspection |

| Code | Int/Ext | Floor | Unit No. | Area | Compliance Date |
|------|---------|-------|----------|------|-----------------|
|------|---------|-------|----------|------|-----------------|

1) 55.047

Violation: 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.

Notes: Exit doors leading to shared egress's must be fire rated, self closing and self latching

2) 55.160

Violation: NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements.

Notes: Smoke alarms missing outside bedroom 2nd floor and 3rd floor. Must use Licensed electrician and obtain Electrical permit where required. FYI Hard wired smoke alarms are required on every level of the property, outside bedrooms, and located inside every bedroom. Additionally they must be Photo Electric smoke alarms.

3) 55.040


Violation: NFPA 101- 31.3.1.1 VERTICAL OPENING VIOLATIONS; VERTICAL OPENINGS SHALL COMPLY WITH 31.3.1.1.1 THROUGH 31.3.1.2.

Notes: Stairwell has hole in ceiling.

Comments: 30 days to submit plan of action please call me 207-756-8167 to discuss plan of action.

Portland, Maine

Jason Grant
Life Safety Plan Reviewer
Permitting and Inspections Department
Inspections Division
jgrant@portlandmaine.gov
phone: (207) 756-8187
fax: (207) 874-8716
ty: (207) 874-8936
portlandmaine.gov



Yes. Life's good here.

389 Congress Street
Portland, Maine 04101