



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

July 20, 2015

MUNJOY FAMILY APARTMENTS LLC
103 LOUDEN RD
SACO, ME 04072**CBL: 048 A014001**
Located at: 143 GRANT ST**Certified Mail 7010 1870 0002 8136 8596**

To whom it may concern:

An evaluation of the above-referenced property on **07/17/2015** 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 **14 days** of the date of this notice. A re-inspection of the premises will occur on **08/04/2015** 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,

A handwritten signature in black ink that reads "Chuck Fagone".

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Munjoy Family Apartments Llc		Inspector Chuck Fagone		Inspection Date 7/17/2015	
Location 143 GRANT ST	CBL 048 A014001	Status Re-Inspect 14 Days		Inspection Type Complaint-Inspection	

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108. (c) Exterior Through Out

Violation: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS

Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weather tight, water tight, and vermin proof and shall be kept in sound working condition and good repair.

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

Notes: *Living room windows are broken and do not easily operate or lock. The second doorway to the hallway has been blocked preventing egress.*

2) 6-116. (e) Interior Living Room

Violation: FIRE PROTECTION

Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.

Notes: *A photo electric combination smoke and carbon monoxide detector needs to be installed in the common area.*