



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Director of Planning and Urban Development**  
Penny St. Louis

**Inspections Division Director**  
Tammy Munson

June 21, 2011

Laura Hnatow & Robert Van Wert Jts  
107 Anderson St  
Portland, Me 04101

CERTIFIED NUMBER: 7010-0780-0001-1492-9919

RE: 111 & 113 Grant St    CBL: 048 A031001 & 048 A022001    Case Number: 2011-06-1464

Dear Mr. Van Wert and Ms. Hnatow,

An evaluation of your property at 111 & 113 Grant St. on June 17, 2011 revealed that the structure fails to comply with Chapter 6, Article V of the Code of Ordinances of the City of Portland, 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. Please call the number provided to schedule a re-inspection of the premises by July 21, 2011, 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 directly at 874-8705 or [DMcPherson@PortlandMaine.gov](mailto:DMcPherson@PortlandMaine.gov), 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 \$75.00 re-inspection fee. This violation will automatically cause one re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

A list of violations from the Portland Fire Department is also attached.

Sincerely,

Don McPherson  
Code Enforcement Officer  
207-874-8705  
[DMcPherson@PortlandMaine.gov](mailto:DMcPherson@PortlandMaine.gov)



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**Director of Planning and Urban Development**  
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Tammy Munson

June 21, 2011

Laura Hnatow & Robert Van Wert Jts  
111 Grant St  
Portland, Me 04103

CERTIFIED NUMBER: 7010-0780-0001-1492-9926

RE: 111 & 113 Grant St    GBL: 048 A031001 & 048 A022001    Case Number: 2011-06-1464

Dear Mr. Van Wert and Ms. Hnatow,

An evaluation of your property at 111 & 113 Grant St. on June 17, 2011 revealed that the structure fails to comply with Chapter 6, Article V of the Code of Ordinances of the City of Portland, Housing Code. Attached is a list of the violations.

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**CITY OF PORTLAND  
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101**

## INSPECTION VIOLATIONS

|  |  |  |   |
|--|--|--|---|
| <b>Owner</b><br>Laura Hnatow & Robert Van Wert Jts<br>111 Grant St<br>Portland, Me 04103 |  | <b>Code Enforcement Officer</b><br>McPherson, Donald | <b>Inspection Date</b><br>June 17, 2011 |
| <b>Location</b><br>111 & 113 Grant St  | <b>CBL</b><br>048 A031001 &<br>048 A022001 | <b>Status</b><br>Open                                | <b>Case Number</b><br>2011-06-1464      |

**Sec. 6-108. Minimum standards for structural elements.**

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards:...

(d) *Stairways, stairwells, stairs and porches.* Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

**Sec. 6-116. Minimum standards for safety.**

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with Chapter 10 of this code, including but not limited to the following minimum standards for safety from fire....

(b) Every dwelling unit and every rooming unit shall have safe, unobstructed means of egress leading to safe and open spaces at ground level in accordance with applicable statutes, regulations and ordinances.

(c) Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.

(e) 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. The enforcement authority's inspection obligation under this subsection shall be limited to notify and cite the owner or any designated responsible party for violations relating to fire/smoke detectors and fire alarms systems.



# PORTLAND MAINE

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## **Fire Department**

Chief Frederick J. LaMontagne, Jr.

June 17, 2011

Mr. Robert Van Wert  
107 Anderson St  
Portland, Maine 04101

Mr. Van Wert,

Thank you for meeting with us to do an inspection of your building at 111-113 Grant St. on June 17, 2011. Per our conversation after the inspection we indicated to you that the priorities for Fire Prevention were working smoke alarms in all units and addressing the second means of egress from the 113 Grant St side of the building. You agreed to have in each unit by Saturday June 18, 2011 battery operated photoelectric smoke alarms. This is a temporary measure and is not to take the place of interconnected hard wired battery back up photo electric smoke alarms that are required for all units in each bedroom and common area of the unit. Also hard wired battery backup CO alarms are required in the common area of each unit. Fire Prevention is requiring the installation of the referenced smoke alarms and CO detectors be completed within 30 days (July 18, 2011).

In regards to the second means of egress from 113 Grant St, the current accessible egress down past the unprotected basement entrance is not code compliant. Fire Prevention will communicate with the City Building Inspector on the time table for removal or repair of the rear decks that now prohibit code compliant egress from the building. As we discussed today about the current posting of the building, Fire Prevention requires that the building be brought into compliance or an approved plan of action be submitted to this office by June 30, 2011.

You are being sent a copy of the observed life safety violations from the inspection on this date that address the issues other than egress, smoke and CO alarms. Please contact us with your intended plan and action so that we may work with you on a compliance time line. If you have any questions please let us know and we look forward to hearing from you.

Portland Fire Department  
Fire Prevention Bureau



**CITY OF PORTLAND**

06/17/11

Dear Owner/Manager/Occupant,

The Portland Fire Department recently conducted an inspection of your property located at 0111 GRANT ST to ensure compliance with state and local fire safety regulations. See attached violation notice. While conducting this inspection, we identified life safety code violations as more particularly described in the attached violation notice. See attached.

You have until thirty-two (32) days from the date of this notice to correct the violations outlined in the attached notice. If the corrections cannot be accomplished by this date, please contact the Fire Prevention Office at (207) 756-8096 upon receipt of this notice to discuss the matter and the process to submit a Plan of Action for addressing these safety issues.

Please note that one (1) follow-up inspection will be done to ensure that your property is brought into compliance. Should any additional inspections be required you will be charged \$75.00 for each re-inspection. See Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-25.2 available on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov).

If all of the violations cited above have not been corrected by the above referenced compliance date, or the date contained within a Plan of Action approved by the Portland Fire Department, this matter will be referred to the City of Portland Corporation Counsel for legal action and possible civil penalties as provided for in Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-25 and in Title 30-A M.R.S.A.

This is an appealable decision pursuant to Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-23. As such, you have ten (10) days from the date of this notice to appeal to the Board of Appeals. See Portland City Code, Ch. 10 § 10-23.

Thank you in advance for your prompt attention to this matter. Please contact us at [fireinspector@portlandmaine.gov](mailto:fireinspector@portlandmaine.gov) or (207) 756-8096 with any questions.

Sincerely,

The Portland Fire Department

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**Inspection Information:**

Inspection date . . . : 6/17/11  
Inspection type . . . : Apartment inspection  
Inspector 1 name . . . : JOHN R. MARTELL  
Inspector 2 name . . . : CHRISTOPHER P. PIRONE  
Inspecting station . . : Fire HQ  
Inspecting shift . . . : Staff 10 hrs  
Inspecting apparatus: C41

**Property Information:**

Property number . . . : 67783  
Property name . . . . : ONE HUNDRED ELEVEN GRANT STREE  
Address . . . . . : 0111 GRANT ST, PORTLAND ME  
Phone number . . . . : 000-000-0111

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**\*\* VIOLATIONS \*\***

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Violation number . . . : 1  
Violation class . . . : Building Construction  
Violation type . . . : HAZARDOUS AREA FIRE PROTECTION NOT PROVIDED.  
Location . . . . . : SPINKLER HEADS NEEDED FOR ALL BOILERS, HOT  
WATER HEATERS IN BASEMENT  
Compliance date . . . : 0/00/00

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Violation number . . . : 2  
Violation class . . . : Exits  
Violation type . . . : ATLEAST ONE HANDRAIL IS REQUIRED ON STAIR RUNS. H  
ANDRAIL MUST BE CONTINUOUS AND BETWEEN 34" AND 38"  
ABOVE THE LEADING EDGE OF THE TREAD. NEW HANDRAIL  
S MUST RETURN INTO THE WALL.  
Compliance date . . . : 0/00/00

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Violation number . . . : 3  
Violation class . . . : Exits  
Violation type . . . : A SECOND EXIT IS REQUIRED.  
Compliance date . . . : 0/00/00

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Violation number . . . : 4  
Violation class . . . : Exits  
Violation type . . . : FIRE DOORS MUST BE SELF-CLOSING OR AUTOMATIC-CLOSI  
NG. RESIDENTIAL DOORS MAY USE TWO SELF-CLOSING HI  
NGES. ALL OTHERS REQUIRE COMMERCIAL CLOSERS.  
Compliance date . . . : 0/00/00

-----  
Violation number . . . : 5  
Violation class . . . : Apartment Occupancies  
Violation type, . . . : Approved single-station carbon monoxide alarms  
are required outside of each sleeping area and on  
each story within a dwelling unit. Alarms must be  
hardwired with battery back up and interconnected  
with in the individual dwelling unit.

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Violation number . . : 5 (Continued)  
Compliance date . . : 0/00/00  
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Violation number . . : 6  
Violation class . . : Apartment Occupancies  
Violation type . . : Approved single-station smoke alarms are required  
in every sleeping room, outside of each sleeping  
area, and on each story within a dwelling unit.  
Alarms must be hardwired with battery back up  
and interconnected with in the individual  
dwelling unit. New smoke alarm shall be  
photoelectric.  
Compliance date . . : 0/00/00  
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Violation number . . : 7  
Violation class . . : Utilities and Systems  
Violation type . . : EXPOSED ELECTRICAL CONNECTIONS.  
Location . . . . . : BASEMENT AREA  
Compliance date . . : 7/19/11  
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Violation number . . : 8  
Violation class . . : Utilities and Systems  
Violation type . . : MISSING COVERS ON JUNCTION BOX, OUTLET OR SWITCH.  
Compliance date . . : 0/00/00  
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Violation number . . : 9  
Violation class . . : Utilities and Systems  
Violation type . . : ELECTRICAL PANELS SHALL HAVE A COVER TO REMAIN CLO  
SED.  
Compliance date . . : 0/00/00  
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Violation number . . : 10  
Violation class . . : HEATING EQUIPMENT  
Violation type . . : FLUE PIPE NOT SEALED IN CHIMNEY  
Location . . . . . : FLUE FOR FURNACE NEEDS TO GO INTO THIMBLE  
ON RIGHT SIDE OF BLDG NEAR LAUNDRY  
Compliance date . . : 7/19/11  
Compliance remedy . . : Per City Ordinance  
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Violation number . . : 11  
Violation class . . : HEATING EQUIPMENT  
Violation type . . : HEATING EQUIPMENT NEEDS CLEANING  
Location . . . . . : FLUE FOR FURNACE UNDER 113 SIDE OF BLDG NEEDS  
CLEANING AND PROPER RUN HEIGHT  
Compliance date . . : 7/19/11  
Compliance remedy . . : Per City Ordinance  
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Violation number . . : 12  
Violation class . . : APARTMENT BUILDINGS  
Violation type . . : PROTECT OIL LINE  
Location . . . . . : OIL LINES TO ALL BOILERS NEED PROTECTION  
Compliance date . . : 7/19/11  
Compliance remedy . . : Per City Ordinance

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Violation number . . : 12 (Continued)  
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Violation number . . : 13  
Violation class . . . : LIFE SAFETY REQUIREMENTS  
Violation type . . . : EMERGENCY LIGHTING FACILITIES FOR MEANS OF EGRESS  
SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101 LIFE  
SAFETY CODE.  
Code reference . . . : 1-14.13.1  
Location . . . . . : E-LIGHTS FOR BASEMENT TO SECOND MEANS OF  
EGRESS  
Compliance date . . : 7/19/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 14  
Violation class . . . : LIFE SAFETY REQUIREMENTS  
Violation type . . . : EVERY EXIT SHALL BE CLEARLY VISIBLE, OR THE ROUTE  
TO REACH EVERY EXIT SHALL BE CONSPICUOUSLY INDICAT  
ED.  
Code reference . . . : 1-4.4.3.2  
Location . . . . . : EXIT SIGN NEEDED FOR BASEMENT TO SECOND MEANS  
OF EGRESS  
Compliance date . . : 7/19/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 15  
Violation class . . . : HEATING EQUIPMENT  
Violation type . . . : FLUE PIPE NOT SEALED IN CHIMNEY  
Location . . . . . : THIMBLES NEEDED FOR CHIMNEY OPENINGS  
Compliance date . . : 7/19/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 16  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OT  
HER SIMILAR DEVICES USED FOR COOKING, HEATING, OR  
OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BAL  
CONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FT  
OF ANY STRUCTURE  
Location . . . . . : GRILL ON FRONT DECK 2ND FLOOR  
NO GRILLS ALLOWED ON ANY DECKS  
Compliance date . . : 7/19/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 17  
Violation class . . . : ASSEMBLY  
Violation type . . . : STAIRS SHALL HAVE HANDRAILS  
Location . . . . . : HAND RAILS WHERE NEEDED IN ALL STAIR WELLS  
Compliance date . . : 7/19/11  
Compliance remedy . : Per City Ordinance  
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