



Planning & Urban Development Department

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

May 26, 2015

BAGLEY MANAGEMENT INC
14 CHARLONATE DR
GRAY, ME 04039**CBL: 048 C001001**
Located at: 142 GRANT ST**Certified Mail 7010 1870 0002 8136 7896**

Dear Mr. Bagley,

NOTICE OF INTENT TO PROSECUTE

An evaluation of the above-referenced property on **05/26/2015** revealed that the structure and premises fails to comply with previous violation notices sent to you. Attached is a list of those violations.

The property continues to be in violation of Article V. Of the Housing Code of the City of Portland. All referenced violations shall be corrected within **14 days** of the date of this notice. A re-inspection of the premises will occur on **6/9/2015** at which time compliance will be required.

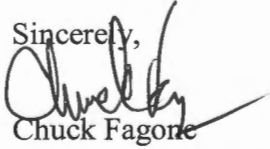
This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$150.00 re-inspection fee due to the repeated violations.

This must be paid prior to **6/29/2105**. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,


Chuck FagoneCode Enforcement Officer
(207)874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager BAGLEY MANAGEMENT INC		Inspector Chuck Fagone	Inspection Date 4/23/2015
Location 142 GRANT ST	CBL 048 C001001	Status Re-Inspect 14 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109. (b) Exterior Rear of building

Violation: MAINTENANCE OF SHARED AREAS

Every owner or operator of a multiple dwelling or rooming house shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and dwelling premise.

Debris, trash and other items in the rear outside of the building will need to be removed.

2) 6-109. (a) Interior Through Out Unit #1

Violation: MAINTENANCE OF ASSIGNED AREAS

Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

Unit #1 was filled with trash, garbage and debris. Presenting unsanitary living conditions.

3) 6-108. (d) Exterior Front Porch/rear fire escape

Violation: 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

Both the front porch and rear fire escape are possibly structurally unsafe and will need repair and/or replacement.

4) 6-116. (c) Interior Entry Way/Unit 1

Violation: EGRESS OBSTRUCTIONS

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

The front hallway of unit #1 was blocked by a mattress, a chair and other debris.

5) 6-116. (e) Interior Bedroom/Common area

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.

Every bedroom will need to have a hard wired battery back-up photo electric smoke detector installed.

Every unit needs to have a hard wired battery back-up photo electric combined smoke/carbon monoxide detector.