



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

LELANSKY EVAN N
12 BIRCH DR
RAYMOND, ME 04071

CBL: 048 C003001
Located at: 134 GRANT ST

Mail

Dear LELANSKY EVAN N,

An evaluation of the above-referenced property on **08/16/2017** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **09/21/2017** 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 "MS", written over a horizontal line.

Matthew Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager LELANSKY EVAN N		Inspector Matthew Sarapas	Inspection Date 8/16/2017
Location 134 GRANT ST	CBL 048 C003001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.126

Violation: NFPA 101- 31.3.6.3.1 REPAIR CORRIDOR CEILING; UNPROTECTED OPENINGS, OTHER THAN THOSE FROM SPACES COMPLYING WITH 31.3.6.3.2, SHALL BE PROHIBITED IN EXIT ACCESS CORRIDOR WALLS AND DOORS.

Notes: Failing plaster covered with plywood needs repair to meet 1 hour fire rating requirement.

2) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: Remove stored items throughout front and rear egress stairs

3) 55.530

Violation: CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.

4.6.1 Residential units shall be designated using numerals.

4.6.2 The first numeral of each residential unit shall be the floor designation.

4.6.3 In single floor buildings the floor designation shall be omitted.

Notes: Front and rear

4) 55.146

Violation: NFPA 101- 8.7.3.1 REMOVE FLAMMABLE LIQUIDS/ GAS; The storage and handling of flammable liquids or gases shall be in accordance with the following applicable standards:
(1) NFPA 30, Flammable and Combustible Liquids Code
(2) NFPA 54, National Fuel Gas Code
(3) NFPA 58, Liquefied Petroleum Gas Code

Notes: Gasoline cans not permitted to be stored inside building

5) 55.050

Violation: NFPA 101- 7.2.1.15.8 FIRE DOORS MUST BE REPAIRED OR MAINTAINED; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.

Notes: Adjust self closing hardware throughout. Fire door in rear of Unit #5 damaged beyond repair, install new 1 hour rated fire door with self closing hardware

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6) 55.084

Violation: NFPA 70 OUTLETS REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, FOR REQUIREMENTS REGARDING OUTLETS REQUIRING COVERS.

Notes: Throughout building

7) 71.05

Violation: NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

Notes: Basement, Unit #5

8) 71.25

Violation: NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; 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 and on all levels of the dwelling unit, including basements.

Notes: Sleeping rooms throughout require hardwired photoelectric smoke alarms.

9) 81.20

Violation: NFPA 10- 7.2.4.4 FIRE EXTINGUISHER INSPECTION TAG; Where manual inspections are conducted, records for manual inspections shall be kept on a tag or label attached to the fire extinguisher, on an inspection checklist maintained on file, or by an electronic method.

Notes: Common area extinguishers require service

Comments: