



PORTLAND MAINE

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Director of Planning and Urban Development

Penny St. Louis

Inspections Division Director

Tammy Munson

August 23, 2011

HAMMOND RENTALS LLC
86 BURWELL AVE
SOUTH PORTLAND, ME 04106

CERTIFIED NUMBER: 7010-0780-0001-1492-9957

RE: 84 GRANT ST

CBL: 048 D002001

Case Number: 2011-06-1286

Dear Kerry,

An evaluation of your property at 84 Grant St. on June 11, 2011 revealed that the structure fails to comply with Chapter 6 Article V, Housing Code of the Code of Ordinances of the City of Portland and Chapter 10 Article I, Life Safety 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 15 days of the date of this notice. Please call the number provided to schedule a re-inspection of the premises by September 7, 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, 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.

Sincerely,

Donald McPherson
Code Enforcement Officer

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

INSPECTION VIOLATIONS

Owner HAMMOND RENTALS LLC 86 BURWELL AVE SOUTH PORTLAND, ME 04106		Code Enforcement Officer McPherson, Donald	Inspection Date June 11, 2011
Location 84 GRANT ST	CBL 048 D002001	Status Open	Case Number 2011-06-1286

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:

(c) Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, 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.

On July 15, 2011 we agreed that you would replace broken glass on or before July 23, 2011. The tenant has indicated that that has not been done.

**Chapter 10 FIRE PREVENTION AND PROTECTION, ARTICLE I. LIFE SAFETY CODE
Smoke Alarms**

All new single and multiple-station smoke alarm installations shall comply with section 9.6.2.10 without exception. New detectors shall not use ionization detection technology.
Carbon Dioxide Alarms

All residential occupancies, and all new multiple occupancies containing parking structures shall be protected in accordance with NFPA 720, *Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.*

On July 15, 2011 we agreed that you would have alarms installed to the City of Portland standards on or before August 14, 2011. The tenant has indicated that that has not been done.

Remember that an electrical permit is required for this installation.