



PORTLAND MAINE

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

**Inspection Services, Director
Tammy M. Munson**

April 7, 2009

SS & M LLC
88 ANNAFRAN ST
ROSLINDALE, MA 02131

CBL: 048 D023001
Located at 264 STATE ST

Certified Mail 7008 0500 0001 4587 9833

Dear SS & M LLC:

On March 27, 2009 I conducted a general assistance inspection of unit 13 located in the basement area of 264 State (the "Property"). The legal use of 264 State is established to be twelve dwelling units per the certificate of occupancy July 6, 1956. The property currently has thirteen dwelling units which is in conflict with the 1956 document. My inspection also revealed life safety violations and housing code violations in the basement unit (#13).

The General Assistance safety inspection conducted on March 27, 2009 revealed that Unit 13 does not meet Life Safety Code requirements for adequate egress. *NFPA 101 Chapter 31 Existing Apartment Buildings 31.2.4.1 Unless otherwise permitted by 31.2.4.2, every dwelling shall have access to not less than two separate exits remotely located from each other as required by 7.5.1.*

The inspection also revealed that Unit 13 is in violation of City of Portland Code of Ordinances Section 6-110 Minimum Standards for space and occupancy thereof. :

Basement dwelling units. Every room in any cellar or basement used for the purposes of a habitable room shall meet the following conditions: There shall be one (1) or more windows, the combined total sash area of which shall be not less than eight (8) square feet, or one-twelfth of total floor area, whichever is greater, which windows shall open readily for purposes of ventilation directly to the outside air.

You have thirty days to bring your building into compliance. You must either remove the illegal unit or submit an application to legalize an illegal unit. If you have questions about this process you should call either Ann Machado (874-8709) or Marge Smuckle (874-8695).

If you do not bring this property into compliance we will be forced to vacate unit # 13. If you have any questions feel free to call me at 874-8707

Sincerely

Suzanne Hunt
Code Enforcement Officer, City of Portland

CC Michael Scannell
P.O. Box 9715-742
Portland Maine 04104