Yes. Life's good here.

Planning & Urban Development Department

Director of Planning and Urban Development

[Jeff Levine]

Inspection Services, Director Tammy M. Munson

May 15, 2015

ELLIE LLC 24 WILDWOOD DR CAPE ELIZABETH, ME 04107

CBL: 026 C018001

Located at: 289 CUMBERLAND AVE

Hand Delivery 70101870000281367230

Dear ELLIE LLC,

An evaluation of the above-referenced property on 05/12/2015 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 06/08/2015 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,

George Froehlich

Code Enforcement Officer

389 Congress Street Portland, Maine 04101

Inspection Violations

				1	· · · · · · · · · · · · · · · · · · · ·	LIUIIS
ELLIE LLC	1 4			Inspector George Fr		Inspection Date 5/12/2015
	ERLAND AVE	CBL 026 (C018001	Status Violations	Exist	Inspection Type Building-Housing Inspection
Code		t/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-113.(e) Violation: Notes:	MAINTENANC this article and conditions and	shall be	e installed ir	accordance	with the ele-	
2) 6-116.(e) /iolation: lotes:	FIRE PROTECT	erior TION; E rovision ad with	Every dwelliins of the mo	6 ng, dwelling ι ost current ec olicable state	Bedroom unit, rooming lition of the N statutes and	g house and rooming unit shall comply with National Fire Protection Association Life nd regulations.
comments:	See follow-up le	tter/ no	tice of violat	tion from the	D. (1	

Comments: See follow-up letter/ notice of violation from the Portland Fire Department.

City of Portland, Maine Inspections Division Violations Report

Appointment Date Between 1/1/2015 And 5/15/2015

Dist.#	Sch. Date Contact:		Appl. Type Inspector	Schedule Type Comments	201111111111111111111111111111111111111	Appl #	Loca	tion	
4	05/12/2015 ELLIE LLC	5 026 C018001	Building Craig Messinger	FP Required Inspe Housing inspection	ection with fire; John	ո, 650-4102	289 C	UMBERLAND	AVE
	Code	Violation		Status					
	NFPA 80-	1-hour Fire Doo	ors Assemblies Reg	Open	IntExt	Floor	Area	Corrected	Date
	Annex D.4- 9 በበን	T Cquii Co	quired Fire Doors/Sever one door to be remove FD and transome to be	al required self-closing l	ninges. oor.				
	NFPA 101-	Smoke Detecto	r Required		пултулууды жүлдөлөгт салан сасала	sienzeligie en trémit et éjaute-se			
	9.6.10.1.1- 8.001			Open -up Smoke detectors are	e required in -	- 1 1 1			
	05/12/2015 ELLIE LLC	026 C018001	Building George Froehlich	Housing Inspection Housing inspection			200.01	JMBERLAND A	AVE
(Code	Violation		Chah					
ϵ	5-113.(e)	Maintenance of	lighting fixtures	Status	IntExt	Floor	Area	Corrected	Date
		Replace, and or	repair open splices in ac	Open	Interior		Basemen	t 🗍	
6	5-116.(e)	Fire Protection	· - Farrabuces III de	cordance with the City's	s Electrical Cod	de. Note: A	Master Ele	ctrician is rea	uired
		Add smoke detec		Open	Interior		Bedroom		
		_							
6-	-108.(f)	Required equipm	nent and utilities	Open	Interior				



Director of Planning and Urban Development Jeff Levine

> Inspection Services, Director Tammy M. Munson

May 15, 2015

KRIGMAN HARRY M 24 WILDWOOD DR CAPE ELIZABETH, ME 04107

CBL: 143 F005001

Located at: 218 WALTON ST

Hand Delivery

Dear KRIGMAN HARRY M,

An evaluation of the above-referenced property on 05/12/2015 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 06/08/2015 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,

George Froehlich

Code Enforcement Officer

389 Congress Street Portland, Maine 04101

Inspection Violations

	Owner/Manager KRIGMAN HARRY M			Inspector George Fr		Inspection Date 5/12/2015
Location 218 WALTON ST		CBL 143 F005001		Status Violations		Inspection Type Building-Inspection
Code	In	t/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-111.(d) Violation: Notes:	MAINTENANC installed in add free from defe	cts, leak pump fi	s, or obstruction	ctions, and in	n accordance	equired by this article and all fixtures aintained in sound mechanical condition, with the state plumbing code.
2) 6-116.(e)		erior			., 4010 00	micetion.
Violation:	FIRE PROTEC the applicable p Safety Code, a	TION; E provision nd with a	Every dwelling Is of the mo all other app	ng, dwelling o est current ed plicable state	unit, rooming dition of the Na estatutes and	house and rooming unit shall comply with ational Fire Protection Association Life
10163.	All Utilis, Aditis	T SAIT CIC	ising fire de	oro		ed wooden door & provide smoke
comments:	See follow-up le	etter/ not	ice of violat	ion from the	Portland Fire	Department.

City of Portland, Maine Inspections Division Violations Report

Appointment Date Between 1/1/2015 And 5/15/2015

Dist.#	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments		Appl#	Loca	ation	
7	05/12/2015 KRIGMAN	5 143 F005001 HARRY M	Building Craig Messinger	FP Routine Inspection		n, 650-4102	218 ' per Jon.	WALTON ST Bs.	
	Code	Violation	the second secon	Status	1				
	NFPA 80-	90-min Fire Do	ors Assemblies Req	Open	IntExt	Floor	Агеа	Corrected	Dat
	D.4-9.003	Replace any se	lf-closing hinges not fur oor in Apt. #2 at rear, n	Octioning					
	NFPA 101-	Smoke Detecto	or Required	Open Open	neutin ombitettamiel en terretorio de les		on despuye seed as people	nadigiaaliteiyo, aasa eeliyya igayayaanaji isaan ko koosta	
	9.6.10.1.1- 8.001	Bedrooms requ	ired to have Photoelec	tric Hardwired, Battery-b					
	55.390	Protection			ack-up, smok	e detectors.			
		Oil/fuel fire dev	vice is required to have :	Open					
	55.080	Electrical Violat							
		GFCI required for		Open					
-	55.100	Hvac Violation	or samp pinp						
	00.200		L	Open					
	05//0/		be replaced with solid	type vent.					
	05/12/2015 KRIGMAN HA	143 F005001 ARRY M	Building George Froehlich	Inspection Housing inspection v	vith fire; John,	650-4102 p	218 W er Jon. B	ALTON ST	
C	Code	/iolation		Chah					
6	i-111.(d)	Maintenance of	plumbing fixtures.	Status	IntExt	Floor	Area	Corrected	Date
-		Remove sump pi	ump from untrapped in	Open sanitary connection to re ng machine waste connec	Interior sidential was	te system.	Baseme	nt 🗌	
6-	-116.(e)	Fire Protection		Open	Interior				
	,	All Units: Adjust :	self closing fire doors. e Unit 3 from common	•					

Page 1 of 1

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

April 24, 2015

KRIGMAN HARRY M 24 WILDWOOD DR CAPE ELIZABETH, ME 04107

CERTIFIED MAIL: 70101870000281367209

CBL: 048 E017001

Located At: 563 CUMBERLAND AVE RE: FIRE INCIDENT # 2015-004854

Notice of Violation/ Tenant Notification

Dear Mr. Krigman:

An evaluation of the above-referenced property with Officials from the City's Inspections and Fire Prevention Office on 04/23/2015 revealed that the structure fails to comply with § 6-108 (b), (c), (d) and (f) and § 6-116 (b), and (e) of the Housing Code of the City of Portland. Specifically, the damaged and decayed portions of the building and rear three (3) level exterior porches must be demolished, and or repaired in accordance with the City of Portland Building Code (MUBEC). Furthermore, the 1st through 3rd Floor rear (non-egress) porches must remain vacated and secured from tenant use.

The City is putting you on notice of existing Building and Life Safety (Fire) Code Violations observed at 563 Cumberland Ave. These violations require immediate correction. They are as follows:

The following conditions must be met:

- 1. The building's three exterior porches must remain totally vacated and properly secured from tenant use.
- 2. Submit a building permit electronically, for the demolition, or repair of the exterior porches and interior rear stairwell to the Building Inspections Office by 05/01/2015.
 - a. Note: The City is requiring the building Owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. The design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

3. Follow all inspection requirements outlined in each permit issued by the City.

4. Immediately address the Life Safety (Fire) and Housing Code Violations identified on the attached Violation Notice.

No tenant(s) may occupy the exterior rear porches until further notice from the City. A re-evaluation of the property will occur on 05/08/2015.

The City's Corporation Counsel's Office has been alerted to the existence of this matter and if you do not remedy these issues as required by this Notice of Violation they will pursue legal action including civil penalties , as provided for in § 1-15 of the Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to \$6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

If you have any questions, concerns or require emergency repair permits- please contact me at 207-874-8701.

Sincerely,

Jonathan Rioux

Deputy Director of Inspections

Tenants of 563 Cumberland Avenue
 Tammy Munson, Inspections Division Director
 Adam Lee, Associate Corporation Counsel
 Keith Gautreau, Acting Assistant Chief of Prevention and Community Outreach

CITY OF PORTLAND PORTLAND FIRE DEPARTMENT

380 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager

Inspector

Inspection Date

4/23/2015

Krigman Harry M

CBL

Keith Gautreau Status

Inspection Type

0563 CUMBERLAND A

048 E017001

Failed

Fire Prevention-FP Routine Inspe

Code

Location

Int/Ext

Unit No.

Compliance Date

1) 73.05

Floor

Area

Violation:

NFPA 101- 7.2.1.15.8 FIRE DOOR ASSEMBLY REQ REPAIR; DOOR OPENINGS NOT IN PROPER

OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.

Notes:

FIRE DOOR REQUIRED FOR MECHANICAL ROOM IN BASEMENT.

2) 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:

ONE SMOKE ALARM MISSING 1ST FLOOR APARTMENT.

3) 89.05

Violation:

NFPA 1- EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-

LOAD.

Notes:

REMOVE REFRIGERATORS ON 1ST AND 2ND FLOOR HALLWAYS.

4) 3.011

Violation:

NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE

31.3.2.1.1 SHALL BE PROTECTED AS INDICATED:

BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT

(MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)

Notes: Comments: SPRINKLER PROTECTION NEEDED OVER HOT WATER HEATERS IN BASEMENT.

Conducted an inspection with Inspection Division Deputy Director of the building after a fatal accident

off the rear second floor deck.

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Ma	Mager							
	HARRY M			Inspector			Inspection Date	
Location		CBL		Jonathan	Rioux		4/23/2015	
	BERLAND AVE		47004	Status			Inspection Type	
	DERIDAVE	048 E0	17001	Violations	Exist		Complaint-Inspection	
Code		t/Ext	Floor	Unit No.	Area		Compliance Date	
1) 6-108.(,	terior			Stairways			
Violation: Notes:	INTERIOR FLI DOOR SHALL BE SUBSTAN	OORS, W BE IN A TIALLY	/ALLS, CE STRUCTL /ERMIN P	ILINGS ANI JRALLY SO ROOF.	200000	ERY FLO	OOR, WALL, CEILING, AND IN GOOD REPAIR AND SHALL	
	Repair the dec penetrations (v	ayed/ wa vith appro	ter damage ved mater	ed portions ials); a build	of the rear inte ling permit is n	erior stairv equired.	vell, and seal all through	
2) 6-108.(c								
Violation:	EXTERIOR WI cellar door and and shall be ke	Various locations 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.						
			F F	an in opera	with screens	or an alte	ernative equally effective for heat	
Notes:	Install and or re	place all	window sc	reens.				
3) 6-108.(d)) Ext	erior			Porch	***************************************		
Violation:	STRUCTURALI	LY SOUN	ID, IN GOO	DD REPAIR	PRCHES.; EVE APPURTEN AND SAFF T	ANCES I	DE AND OUTSIDE STAIRWAY, HERETO SHALL BE	
Notes:	Submit a buildin	g permit	application	for the repa	air, and or dem	nolition of	the rear exterior porches.	
4) 6-108.(f)	Inte	rior			Basement			
Violation:	REQUIRED EQ is required unde	UIPMEN r this arti	T AND UTI	LITIES; Eve	ry supplied fa	cility, pied lled that i	ce of equipment, or utility which twill function safely and	
		50 11	umameu i	H GOOG MOU	una condition			
Notes:		rical wirir	umameu i	H GOOG MOU	una condition		t level, in compliance with the	
Notes: 5) 6-116.(b)	Secure the elect	rical wirir Code.	umameu i	/ice entranc	e cable in the			
	Secure the elect City's Electrical Intel EGRESS; EVER UNOBSTRUCTE	rical wirir Code. rior RY DWEL ED MEAN DRDANCI	LING UNIT IS OF EGF WITH AF	Vice entrance T AND EVEI RESS LEAD PPLICABLE	e cable in the Hallway RY ROOMING ING TO SAFE STATUTES. F	UNIT SHE AND OF	HALL HAVE SAFE, PEN SPACES AT GROUND	

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager			
_		Inspector	Inspection Date
KRIGMAN HARRY M		Jonathan Rioux	4/23/2015
Location	CBL	Status	
563 CUMBERLAND AVE	563 CUMBERLAND AVE 048 E017001		Inspection Type
TO THE WAY TO THE	040 E017001	Violations Exist	Complaint-Inspection

6) 6-116.(e)

Interior

Various locations

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.

Notes:

Replace the three (3) Smoke and Carbon Monoxide Alarms removed in each apartment unit identified

during our walk-through inspection, See Fire Prevention's Notice of Violation.

Comments:

City of Portland, Maine Inspections Division Violations Report

Appointment Date Between 1/1/2015 And 5/15/2015

t.# Sch. Cont	Date CBL act:	Appl. Type Inspector	Schedule Type Comments		Appl#	Locat	tion	The state of the s
Krigma	/2015 048 E017001 an Harry M JMBERLAND	Fire Prevention Keith Gautreau	FP Routine Inspect Jonat Inspections from N		spections	0563	CUMBER	LAND AVI
Code	Violation		Status	IntExt	Floor	Area	Comment	1
NFPA :		embly Req Repair	Closed	,		Alea	Corrected	d Dat
7.2.1.1 -73.05	5.8- Fire door requ	ired for mechanical ro	om in basement.					
NFPA 1			Closed		A secretario del processo		deconnective data (distinctive	erin a sterila delessa (un constante).
31.3.4. 71.25	5.1- One smoke ala	arm missing 1st floor a					V	5/12/20
NFPA 1			Closed					
89.05		erators on 1st and 2nd					\checkmark	5/12/20
NFPA 1			·					
31.3.2.		•	Closed water heaters in basemer					
3.011	- Sprinker prote			nt. —————				
			Open					
KRIGMA Code	AN HARRY M	Jonathan Rioux	Inspection Keith Request from the Fi of an exterior porch.	re Prevention	03-0331 Office to res	spond and	JMBERLANI evaluate the	O AVE
Coae	Violation		Status	IntExt	Floor	Area	Commo	
6-108.(b	Repair the deca	walls, ceilings and doo	rs Open	Interior		Stairway		
6-108.(b)	Repair the deca approved mate Exterior windov		rs Open Portions of the rear interions t is required. Open	Interior		Stairway	etrations (w	
	Repair the deca approved mate Exterior window Install and or re	ayed/ water damaged prials); a building permiws, doors and skylights	rs Open portions of the rear interio t is required. Open ens.	Interior or stairwell, an		Stairway nrough pen Various I	etrations (w	
6-108.(c)	Repair the deca approved mate Exterior window Install and or re Stairways, stairs	ayed/ water damaged prials); a building permiws, doors and skylights place all window screewells, stairs and porche	open operations of the rear interior t is required. Open ens. Open	Interior or stairwell, an	d seal all th	Stairway nrough pen Various I	etrations (w	
6-108.(c)	Repair the deca approved mate Exterior window Install and or re Stairways, stair Submit a buildir	ayed/ water damaged prials); a building permins, doors and skylights place all window screed wells, stairs and porches permit application for	oortions of the rear interions t is required. Openens. Open or the repair, and or demo	Interior or stairwell, an Exterior olition of the re	d seal all th	Stairway nrough pen Various I Porch porches.	etrations (w	
6-108.(c)	Repair the deca approved mate Exterior window Install and or re Stairways, stair Submit a buildir Required equipi	ayed/ water damaged prials); a building permiws, doors and skylights place all window screewells, stairs and porcheng permit application forment and utilities	open operations of the rear interior t is required. Open ens. Open	Interior or stairwell, an Exterior dition of the re	d seal all th	Stairway nrough pen Various I Porch r porches. Basemen	etrations (w	ith
6-108.(c)	Repair the deca approved mate Exterior window Install and or re Stairways, stair Submit a buildir Required equipon Secure the elect	ayed/ water damaged prials); a building permiws, doors and skylights place all window screewells, stairs and porcheng permit application forment and utilities	open cortions of the rear interior tis required. Open ens. Open or the repair, and or demo Open e entrance cable in the base	Exterior dition of the resement level, i	d seal all th	Stairway nrough pend Various I Porch r porches. Basemen nce with the	etrations (w ocat ocat cut cut	ith
6-108.(c)	Repair the deca approved mate Exterior window Install and or re Stairways, stairw Submit a buildir Required equipm Secure the elect Code. Egress	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screed wells, stairs and porched permit application for ment and utilities trical wiring and services	open cortions of the rear interior tis required. Open cons. Open or the repair, and or demo Open e entrance cable in the base Closed	Exterior Dition of the resement level, interior	d seal all the	Stairway nrough pen Various I Porch r porches. Basemen	etrations (w ocat ocat cut cut	ith
6-108.(c) 6-108.(d) 6-108.(f)	Repair the deca approved mate Exterior window Install and or re Stairways, stairways, stairways abmit a buildir Required equipm Secure the elect Code. Egress Remove all refri	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screed wells, stairs and porched permit application for ment and utilities trical wiring and services	open cortions of the rear interior tis required. Open cons. Open or the repair, and or demo Open e entrance cable in the bas Closed Oliances stored in the comm	Exterior Exterior Silition of the resement level, interior Interior Interior Interior Interior Interior Interior	d seal all the	Stairway rough pend Various I Porch porches. Basemen ace with the	etrations (wo	ith
6-108.(c)	Repair the deca approved mate Exterior window Install and or re Stairways, stairways, st	ayed/ water damaged prials); a building permiws, doors and skylights eplace all window screed wells, stairs and porcheng permit application forment and utilities trical wiring and service gerators and small appare (3) Smoke and Carbo	open cortions of the rear interior tis required. Open cons. Open or the repair, and or demo Open e entrance cable in the bas Closed cliances stored in the common open Open Open Open	Exterior Dition of the resement level, interior Interior Interior Interior Interior Interior	d seal all the	Stairway Porch Porches. Basemen ace with the	etrations (w ocat cat cat	ith rical 5/12/2015
6-108.(c) 6-108.(d) 6-108.(f) 6-116.(b)	Repair the deca approved mate Exterior window Install and or restairways, stairways, sta	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screet wells, stairs and porchang permit application forment and utilities trical wiring and services gerators and small appears of the conference of the confe	open cortions of the rear interior tis required. Open cons. Open or the repair, and or demo Open ce entrance cable in the base Closed Closed Cliances stored in the common open on Monoxide Alarms remon's Notice of Violation.	Exterior Dition of the resement level, interior Interior Interior Interior Interior Interior	d seal all the	Stairway Porch Porches. Basemen ace with the	etrations (w ocat cat cat	ith rical 5/12/2015
6-108.(c) 6-108.(d) 6-108.(f) 6-116.(b) 6-116.(e)	Repair the deca approved mate Exterior window Install and or re Stairways, stairways, st	ayed/ water damaged prials); a building permiws, doors and skylights eplace all window screed wells, stairs and porcheng permit application forment and utilities trical wiring and service gerators and small appare (3) Smoke and Carbo	open cortions of the rear interior tis required. Open cons. Open or the repair, and or demo Open e entrance cable in the bas Closed cliances stored in the common open Open Open Open	Exterior Exterior Of the resement level, interior mon hallway(s Interior	ear exterior in complian s).	Stairway Porch Porches. Basemen ace with the Hallway Various lo nit identifie	etrations (w ocat cat cat	rical 5/12/2015 r walk-
6-108.(c) 6-108.(d) 6-108.(f) 6-116.(b) 6-116.(e)	Repair the deca approved mate Exterior window Install and or re Stairways, stairways, stairways, stairways are decay and the secure the elect Code. Egress Remove all refriration Replace the threathrough inspection 10 of 1	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screet wells, stairs and porchang permit application forment and utilities trical wiring and services gerators and small appare (3) Smoke and Carboton, See Fire Prevention	open cortions of the rear interior tis required. Open cons. Open cons. Open or the repair, and or demo Open consecutive entrance cable in the base Closed	Exterior controllition of the recomment level, interior mon hallway(s Interior mon hallway(s Interior ved in each ap	ear exterior in compliar s). Dartment u 03-0411 550-4102 pe	Stairway Porch Porches. Basemen ace with the Hallway Various lo nit identifie 563 CUI er Jon. Bs	etrations (wo ocat	ith rical 5/12/2015 r walk-
6-108.(c) 6-108.(d) 6-108.(f) 6-116.(b) 6-116.(e) 05/12/207 KRIGMAN Code NFPA 101-	Repair the deca approved mate Exterior window Install and or re Stairways, st	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screed wells, stairs and porchang permit application forment and utilities trical wiring and serviced gerators and small appose (3) Smoke and Carboton, See Fire Prevention Fire Prevention Keith Gautreau	open cortions of the rear interior tis required. Open cons. Open cor the repair, and or demo Open ce entrance cable in the base Closed Close	Exterior Exterior Of the resement level, interior mon hallway(s Interior	ear exterior in complian s).	Stairway Porch Porches. Basemen ace with the Hallway Various lo nit identifie 563 CUI er Jon. Bs	etrations (wood ocat ocat ocat ocat ocat ocat ocat ocat	rical 5/12/2015 r walk-
6-108.(c) 6-108.(d) 6-108.(f) 6-116.(b) 6-116.(e) 05/12/207 KRIGMAN Code NFPA 101-7.2.1.15.8-	Repair the deca approved mate Exterior window Install and or restairways, stairways, sta	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screed wells, stairs and porchang permit application forment and utilities trical wiring and serviced gerators and small appose (3) Smoke and Carboton, See Fire Prevention Fire Prevention Keith Gautreau	open cortions of the rear interior tis required. Open cons. cons. Open or the repair, and or demo Open consecutive entrance cable in the base Closed Clo	Exterior controllition of the recomment level, interior mon hallway(s Interior mon hallway(s Interior ved in each ap	ear exterior in compliar s). Dartment u 03-0411 550-4102 pe	Stairway Porch Porches. Basemen ace with the Hallway Various lo nit identifie 563 CUI er Jon. Bs	etrations (wo ocat	ith rical 5/12/2015 r walk-
6-108.(c) 6-108.(d) 6-108.(f) 6-116.(b) 6-116.(e) 05/12/207 KRIGMAN Code NFPA 101-	Repair the deca approved mate Exterior window Install and or restairways, stairways, sta	ayed/ water damaged prials); a building permins, doors and skylights eplace all window screed wells, stairs and porchang permit application forment and utilities trical wiring and services gerators and small appears on, See Fire Prevention Fire Prevention Keith Gautreau	open cortions of the rear interior tis required. Open cons. cons. Open or the repair, and or demo Open consecutive entrance cable in the base Closed Clo	Exterior controllition of the recomment level, interior mon hallway(s Interior mon hallway(s Interior ved in each ap	ear exterior in compliar s). Dartment u 03-0411 550-4102 pe	Stairway Porch Porches. Basemen ace with the Hallway Various lo nit identifie 563 CUI er Jon. Bs	etrations (wo ocat	ith rical 5/12/2015 r walk-

City of Portland, Maine Inspections Division Violations Report

Appointment Date Between 1/1/2015 And 5/15/2015

Dist. #

Sch. Date CBL

Contact:

Appl. Type

Inspector

Schedule Type Comments

Appl#

Location

Total Listed: 3

Yes. Life's good here.

Planning & Urban Development Department

Director of Planning and Urban Development

Jeff Levine

Inspection Services, Director Tammy M. Munson

May 15, 2015

ELLIE LLC 24 WILDWOOD DR CAPE ELIZABETH, ME 04107

CBL: 026 C017001

Located at: 9 CEDAR ST

Hand Delivery

Dear ELLIE LLC.

An evaluation of the above-referenced property on 05/12/2015 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 06/08/2015 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,

George Froehlich

Code Enforcement Officer

389 Congress Street Portland, Maine 04101

Inspection Violations

ELLIE LLC	Owner/Manager ELLIE LLC Location CBL			Inspector George Fr		Inspection Date 5/12/2015
9 CEDAR S	CEDAR ST 026 C017001		017001	Status Violations Exist		Inspection Type Building-Housing Inspection
Code		/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(d Violation: Notes:	STAIRWAYS S	LY SOL	IND, IN GO	OD REPAIR	AND CALL	/ERY INSIDE AND OUTSIDE STAIDWAY
2) 6-108.(b)					Diy.	
Violation:	INTERIOR FLO DOOR SHALL E BE SUBSTANT	ORS, W BE IN A ALLY N	/ALLS, CEI STRUCTUI /ERMIN DE	LINGS AND RALLY SOU	DOORS; EVI IND CONDITI	ERY FLOOR, WALL, CEILING, AND ON AND IN GOOD REPAIR AND SHALL
Notes:	Unit 3: Rear Fire	Door J	ammed Shi	ut / Verv Difi	Cult to Operati	o o
3) 6-111.(d) Violation: Notes:	Inter MAINTENANCE installed in additi	ior OF PLI on theres, leaks,	JMBING FI eto shall be or obstruct	XTURES.; /	Kitchen All fixtures req	uired by this article and all fixtures intained in sound mechanical condition, with the state plumbing code.
otes:	Units: 1,2,and 5 -	ON; Evolvisions with all Smoke	other applications I	cable state s Viissing in Be	statutes and read	
omments:	nments: See follow-up letter/ notice of viola				Portland Fire F)opotra!

City of Portland, Maine Inspections Division Violations Report

Appointment Date Between 1/1/2015 And 5/15/2015

Dist.#	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments		/15/2015 Appl#	Loca	ation	
4	05/12/2015 Ellie Llc	026 C017001	Building Craig Messinger	FP Routine Inspection	tion with fire; Joh	n, 650-4102	9 CE 2 per Jon.	DAR ST Bs.	-
	Code	Violation		Status					
	55.020	Stair Violation		Open	IntExt	Floor	Area	Corrected	Dat
		Rear Deck requ	ires repair, not attatche	d to building					
	NFPA 80-	1-hour Fire Doc	ors Assemblies Req	Open					
	Annex D.4-	Required in all h	nallway apartment door	s.				n-night ett-minni (1997)	
	10-1-55.162		ke Detectors Required	Open					
		Also required in	rear hallway	ւր Smoke detectors requ					
	55.051	Doors Shall Be S	elf-closing & Self-latchir	og Open	nired in bedro	oms.			
	05/12/2015 ELLIE LLC	026 C017001	Building George Froehlich Kei	Housing Inspection with Housing inspection was the control of the	with fire: John	. 650-4102	9 CED	AR ST	
						, , , , , ,	, ооп. Б	5.	
		/iolation						5.	
				Status	IntExt	Floor	Area	Corrected	Date
6	5-108.(d)	Stairways, stairw	ells, stairs and porches.	Status Open				Corrected	Date
6	i-108.(d)	Stairways, stairw Stabilize Rear Ent Interior floors, wa	ells, stairs and porches. Try Stairs and Landing As alls, ceilings and doors	Status Open ssembly.	IntExt Exterior		Area	Corrected	Date
6	i-108.(d)	Stairways, stairw Stabilize Rear Ent Interior floors, wa	ells, stairs and porches. Try Stairs and Landing As alls, ceilings and doors	Status Open ssembly.	IntExt		Area	Corrected	Date
6	-108.(d)	Stairways, stairw Stabilize Rear Ent Interior floors, wa Jnit 3: Rear Fire [Maintenance of p	ells, stairs and porches. try Stairs and Landing As alls, ceilings and doors Door Jammed Shut / Vel Jumbing fixtures.	Status Open ssembly.	IntExt Exterior		Area	Corrected	Date
6-	5-108.(d) -108.(b) 1 -111.(d) L 116.(e)	Stairways, stairw Stabilize Rear Ent Interior floors, wa Jnit 3: Rear Fire I Maintenance of p Jnit 3: Sink Waste ire Protection	ells, stairs and porches. try Stairs and Landing As alls, ceilings and doors Door Jammed Shut / Vel Jumbing fixtures.	Status Open ssembly. Open ry Dificult to Operate. Open	IntExt Exterior Interior		Area Rear Ent	Corrected	Date

City of Portland, Maine

Inspections Division

Inspection Results

Date Range from 4/20/2015 through 5/19/2015

Date	CBL	Business	Appl ID	Appl Type	FT	Sch. Type	Status
04/22/2015	048 E017001		30331	Complaint	No	7	Follow up R
563 CUMBER		Request from the Fire evaluate the condition	Prevention Office to of an exterior porch.		04/22/20 Fire Prevalum of Violati Represent non-egree immediate clearing to common	15: Responded to 563 Curvention and Police Officials nspection of the Common on); advised Detectives the ntative was responsible for ss (rear) exterior porch/bately secured from tenant ushe scene), and to remove hallways, a follow-up insp/2015, JGR & TMM.	mberland Ave. with s; conducted a walk-Areas (See Notice at the Owner's rensuring that all alconies were se (prior to PD all items in the
04/23/2015	048 E017001		30331	Complaint	No	Inspection	Violations E
563 CUMBER		Request from the Fire I evaluate the condition of	Prevention Office to in of an exterior porch.	respond and	Owner's doors we	15: Follow-up Inspection (vilding) with Fire Prevention Representative; non-egresers secured from use; Notice the Owner, JGR	and John Jensen,
04/23/2015	048 E017001	563 CUMBERLAND AV	/E.	Fire Preventi	on No	FP Routine Inspection	Failed
563 CUMBERI		Inspections from Navilii	ne Fire Inspections		Deputy D	d an inspection with Inspe irector of the building after econd floor deck.	ection Division
	048 E017001		30426	Complaint	No	Inspection	Follow up R
563 CUMBERI	_AND AVE	Re-evaluation of proper	ty for Land-Use Viola	ations.	Prevention Permit # 2 exterior de damage; a removed to wiring was Unit #3 is	5: Walk-through inspection (Staff not access Unit #2015-01045 was issued for ecks, and evaluation of intrall refrigerators and small afrom the common hallways a secured in the basement required); Owner will contral follow-up inspection for the secured in the se	3, Basement Level); r demolition of the erior water/ decay appliances were s; the electrical tevel (follow-up for act our Office to
)5/12/2015	048 E017001		30411	Fire Prevention	·	FP Complaint	
63 CUMBERL	AND AVE	Housing inspection with			··· 140	11 Complaint	

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager KRIGMAN HARRY M		Inspector Jonathan Rioux	Inspection Date 4/23/2015
Location	CBL	Status	Inspection Type
563 CUMBERLAND AVE	048 E017001	Violations Exist	Complaint-Inspection

6) 6-116.(e)

Interior

Various locations

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.

Notes:

Replace the three (3) Smoke and Carbon Monoxide Alarms removed in each apartment unit identified

during our walk-through inspection, See Fire Prevention's Notice of Violation.

Comments:

389 Congress Street Portland, Maine 04101

Inspection Violations

-									
Owner/Man	-			Inspector		Inspection Date			
KRIGMAN F	HARRY M	_		Jonathan Rioux		4/23/2015			
Location		CBL		Status		Inspection Type			
563 CUMBE	RLAND AVE	048	E017001	Violations Exist		Complaint-Inspection			
Code	Int	t/Ext	Floor	Unit No. Area	Compliance Date				
1) 6-108.(b)	Int	terior		Stain	vays				
Violation:	INTERIOR FLO DOOR SHALL BE SUBSTAN	. RE IN	ASTRUCTU	JRALLY SOUND C	RS; EVERY FL ONDITION ANI	OOR, WALL, CEILING, AND D IN GOOD REPAIR AND SHALL			
Notes:	Repair the dec penetrations (v	ayed/ vith ap	water damag proved mater	ed portions of the r ials); a building pe	ear interior stair mit is required.	well, and seal all through			
2) 6-108.(c)				Vario	us locations				
Violation:	cellar door and	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.							
	retention and v	entilati	on purposes,	all in operable cor	creens or an al	ternative equally effective for heat			
Notes:	Install and or re	eplace	all window so	creens.					
3) 6-108.(d)	Ex	terior		Porch					
Violation:	STAIRWELL, S	SIAIRS	S, AND PORC	IRS AND PORCHE CH AND ANY APP OD REPAIR, AND	URTENANCES	SIDE AND OUTSIDE STAIRWAY, THERETO SHALL BE			
Notes:						of the rear exterior porches.			
4) 6-108.(f)		erior		Baser					
Violation:	is required untui	ei iiiis	article shall b	TLITIES; Every sup se so constructed a in good working co	nd installed tha	ece of equipment, or utility which t it will function safely and			
Notes:	Secure the electrical	ctrical v l Code.	viring and se	rvice entrance cabl	e in the baseme	ent level, in compliance with the			
5) 6-116.(b)	Inte	erior		Hallwa	ay				
Violation:	LEVEL IN ACC	ED ME ORDA	EANS OF EG NCE WITH A	IT AND EVERY RO RESS LEADING T PPLICABLE STAT	OOMING UNIT S O SAFE AND C UTES, REGUL	SHALL HAVE SAFE, DPEN SPACES AT GROUND ATIONS AND ORDINANCES.			
Notes:	Remove all refr	igerato	rs and small	appliances stored	in the common	hallway(s).			

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager KRIGMAN HARRY M			Inspector Jonathan Rioux		Inspection Date 4/23/2015	
Location		CBL	, , , , , , , , , , , , , , , , , , ,	Status		Inspection Type
563 CUMBE	RLAND AVE	048 E	017001	Violations E	xist	Complaint-Inspection
Code	Int	t/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(b)	otali ways					
Violation:	INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF.					
Notes:	Repair the decayed/ water damaged portions of the rear interior stairwell, and seal all through penetrations (with approved materials); a building permit is required.					
2) 6-108.(c)					Various loca	ations
Violation:	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 hear retention and ventilation purposes, all in operable condition.					
				, all in operabl	e condition.	•
Notes:	Install and or re			, all in operabl	e condition.	
3) 6-108.(d)	Install and or re	eplace a	all window so	, all in operable creens.	e condition. Porch	05/12/2015
3) 6-108.(d)	Install and or re Ext STAIRWAYS, S STAIRWELL, S	eplace a terior STAIRV	VELLS, STA	, all in operable creens. AIRS AND POICH AND ANY	e condition. Porch RCHES.; E\	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY,
3) 6-108.(d) Violation:	STAIRWAYS, STAIRWELL, STRUCTURAL	eplace a terior STAIRV STAIRS LY SOU	VELLS, STA , AND POR JND, IN GO	, all in operable creens. AIRS AND POI CH AND ANY OD REPAIR,	e condition. Porch RCHES.; E\ APPURTEN AND SAFE	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY,
3) 6-108.(d) Violation: Notes:	STAIRWAYS, STAIRWELL, STRUCTURAL Submit a building	eplace a terior STAIRV STAIRS LY SOU	VELLS, STA , AND POR JND, IN GO	AIRS AND POOCH AND ANY OD REPAIR, on for the repai	e condition. Porch RCHES.; E\ APPURTEN AND SAFE	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY, NANCES THERETO SHALL BE TO USE. molition of the rear exterior porches.
Notes: 3) 6-108.(d) Violation: Notes: 4) 6-108.(f) Violation:	STAIRWAYS, SSTAIRWELL, SSTRUCTURAL Submit a building Interest REQUIRED EC is required under	terior STAIRV STAIRS LY SOU THE PERIOR STAIRS LY SOU THE PERIOR STAIRS THE PERIOR STAIRS THE PERIOR	VELLS, STA, AND PORO JND, IN GO hit application	AIRS AND POCH AND ANYOD REPAIR, in for the repaired so construction	e condition. Porch RCHES.; E\ APPURTEN AND SAFE ir, and or de Basement ry supplied for the day and instituted.	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY, NANCES THERETO SHALL BE TO USE. molition of the rear exterior porches. 05/12/2015 acility, piece of equipment, or utility which
3) 6-108.(d) Violation: Notes: 4) 6-108.(f) Violation:	STAIRWAYS, SSTAIRWELL, SSTRUCTURAL Submit a building Interest REQUIRED Edis required under effectively and setting in the state of the	terior STAIRV STAIRS LY SOU ng perm erior QUIPME er this a shall be strical w	VELLS, STA , AND POR JND, IN GO nit application ENT AND UT irticle shall to maintained	AIRS AND POICH AND ANY OD REPAIR, on for the repair of the second of the	e condition. Porch RCHES.; E\ APPURTEN AND SAFE ir, and or de Basement ry supplied for the condition ing condition	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY, NANCES THERETO SHALL BE TO USE. molition of the rear exterior porches. 05/12/2015 acility, piece of equipment, or utility which
3) 6-108.(d) Violation: Notes: 4) 6-108.(f)	STAIRWAYS, SSTAIRWELL, SSTRUCTURAL Submit a buildin Interest REQUIRED ECT is required under effectively and seffectively and	terior STAIRV STAIRS LY SOU ng perm erior QUIPME er this a shall be strical w	VELLS, STA , AND POR JND, IN GO nit application ENT AND UT irticle shall to maintained	AIRS AND POCH AND ANYOD REPAIR, in for the repaire so construction good working truce entrance	e condition. Porch RCHES.; E\ APPURTEN AND SAFE ir, and or de Basement ry supplied for the condition ing condition	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY, NANCES THERETO SHALL BE TO USE. molition of the rear exterior porches. 05/12/2015 acility, piece of equipment, or utility which alled that it will function safely and be basement level, in compliance with the
3) 6-108.(d) Violation: Notes: 4) 6-108.(f) Violation: Notes:	Install and or research to the second of the	terior STAIRV STAIRS LY SOU THE PRIOR TO THE PRIOR TED ME	VELLS, STA, AND PORO JND, IN GO nit application	AIRS AND POICH AND ANY POD REPAIR, In for the repair repai	e condition. Porch RCHES.; EN APPURTEN AND SAFE ir, and or de Basement ry supplied for the condition cable in the condition Hallway RY ROOMIN NG TO SAF	05/12/2015 /ERY INSIDE AND OUTSIDE STAIRWAY, NANCES THERETO SHALL BE TO USE. molition of the rear exterior porches. 05/12/2015 acility, piece of equipment, or utility which alled that it will function safely and

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager		Inspector	Inspection Date	
KRIGMAN HARRY M		Jonathan Rioux	4/23/2015	
Location	CBL	Status	Inspection Type	
563 CUMBERLAND AVE	048 E017001	Violations Exist	Complaint-Inspection	

6) 6-116.(e)

Interior

Various locations

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.

Notes:

Replace the three (3) Smoke and Carbon Monoxide Alarms removed in each apartment unit identified

during our walk-through inspection, See Fire Prevention's Notice of Violation.

Comments:



LEGAL NOTICE



This notice is to inform you that this property known as
located at 568 Combeel and having an owner of record
ashas been found to have Life Safety/Building Code
violations. The following categories of violations were noted:
violations. The following categories of violations were noted:
FIRE PLUMBING BUILDING CODE ELECTRICAL CODE
EEEE TRICAL CODE
Please contact The City of Portland Inspections Divisions at 874-8703 to discuss the violations
and the intention of the property owner regarding corrective measures.
of the property owner regarding confective measures.
Director of Inspections Fire Prevention Officer A Vath Sautrear Date Date
Fire Prevention Officer Ak With Sautieur Date
Date
City of Portland 290 Congress Street Pour 215 P
City of Portland 389 Congress Street Room 315 Portland, Maine 04101 (207) 874-8703
CBL# 048 6017 FIRE INSPECTIONS H.T.E. #



Yes. Life's good here.

Jerome F. LaMoria Fire Chief, Fire Department

Portland Fire Department Fire Prevention Bureau 380 Congress St Portland, ME 04101

April 24, 2015

Harry M Krigman 24 Wildwood Dr Cape Elizabeth, ME 04107

NOTICE OF INTENT TO PROSECUTE

Dear Owner/Manager/Occupant,

An inspection of the property located at 563 Cumberland Ave on April 23, 2015 revealed that the structure and premises fail to comply with NFPA 2009 Fire Code and/or NFPA Life Safety Codes. Attached is a list of those violations.

The above-referenced property is in violation of the Chapter 10, Fire Prevention and Protection, Article 1 of the Portland City Code (the "Code") and National Fire Protection Association (NFPA) 101 Life Safety Code. Please note that the Code is available online at www.portlandmaine.gov.

This is a notice of intent to prosecute. As such, the matter is being referred to the City of Portland Corporation Council for legal action and possible civil penalties as provided for in Chapter 10, Fire Prevention and Protection, 10-25 of the Code and in Title 30- A.M.R.S.A. 4452.

Please be advised that you will need to contact the Fire Prevention Bureau at 207-874-8400 before the court date on the attached summons to either schedule a re-inspection or to submit a plan of action to correct these violations.

Sincerely,

Portland Fire Department Fire Prevention Bureau

A/C Reit Santean

STATE OF MAINE

DISTRICT COURT Location: Portland Docket No.

CITY OF PORTLAND a body politic and Corporate, located in the County of Cumberland and State of Maine,)))
Plaintiff, v.)) FIRE PREVENTION AND PROTECTION) CODE VIOLATION
Harry M Krigman Defendant	(M.R. CIV. P. 80H AND 80K)

SUMMONS NUMBER: 353778

This matter has been referred to the Corporation Counsel's Office for immediate legal action with respect to the code violations detailed in the attached letter. It has been assigned the above summons number and will be filed with the Portland District Court and will be assigned for an initial appearance at the Portland District Court 205 Newbury Street Portland, Maine 04101 at 8:30 A.M. on June 8, 2015. I strongly urge you to contact Victoria Meserve at Fire Prevention at (207)-874-8400 or via e-mail at meservev@portlandmaine.gov to set up an inperson meeting to resolve these issues or make alternative arrangements to relieve you of the requirement to appear in Court on June 8, 2015.

Dated: 4/24/15

Adam R. Lee, Esq. Bar No. 4143 Associate Corporation Counsel

City of Portland 389 Congress Street Portland, ME 04101 (207) 874-8480

Richardson, Whitman, Large & Badger

Harrison L. Richardson (1930-2009)

John S. Whitman Wendell G. Large Frederick J. Badger, Jr.* Elizabeth G. Stouder Barri L. Bloom Frederick F. Costlow* Thomas R. McKeon Carol I. Eisenberg Heidi J. Hart Joseph L. Cahoon, Jr. Joshua A. Randlett* A Professional Corporation
Attorneys at Law
465 Congress Street
P. O. Box 9545
Portland, ME 04112-9545

Telephone (207) 774-7474 Facsimile (207) 774-1343 E-Mail kholm@rwlb.com

> Offices in Portland, Maine Bangor, Maine

Individual attorneys also admitted in MA, NH, OH

In Reply Refer To:

74210-3952

Of counsel: Gerard O. Fournier*

* Resident in Bangor Office

May 14, 2015

City of Portland Inspections Division 389 Congress St. Room 315 Portland, ME 04101

Re:

Harry and Karen Krigman v. Providence Mutual Fire Insurance Company

Docket No.: INS-15-2055

To Whom It May Concern:

This firm represents Providence Mutual Fire Insurance Company in connection with the above-referenced matter. Pursuant to the Maine Freedom of Access Act, would you please send us complete copies of your files pertaining to properties located at 563 Cumberland Avenue, 528 Deering Avenue, 218 Walton Street, 289-291 Cumberland Avenue, and 9 Cedar Street? Items we're seeking include, but aren't limited to, reports of inspections conducted by the City, notices issued to the property owner, records of Code violations, and complaints made by tenants. If prepayment is required, please let me know the total cost and I will send you a check in that amount.

Thank you for your assistance with this matter; it's greatly appreciated. Please don't hesitate to contact me with any questions.

Sincerely,

Katrina E. Niidas Holm

Paralegal

:knh

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager Krigman Harry		Inspector	Inspection Date
		George Froehlich	5/20/2015
Location	CBL	Status	Inspection Type
528 DEERING AVE	125 E007001	Violations Exist	Complaint-Inspection

Code Int/Ext Floor Unit No. Area Compliance Date

1) 6-111.(d)

Interior

Kitchen

Violation:

MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition,

free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

Notes:

Unit 7 kitchen sink trap cracked/leaking

2) 6-116.(e)

Interior

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.

Notes:

Units 1,2,3,4,5,6,&7 need self closing door hinges

Units 1&6 need smokes

See attached letter from Portland Fire Department

3)

Violation:

Notes:

Legal use of property is six (6) dwelling units and one office per permit #0179 in 1983 on microfiche. -

amachado

Nonconforming dwelling unit needs to be legalized per 14-391 (See attached Zoning Violation Letter)

Comments:

Unit 7 kitchen sink trap cracked/leaking

Units 1,2,3,4,5,6,&7 need self closing door hinges

Units 1&6 need smokes

Legal use of property is six (6) dwelling units and one office per permit #0179 in 1983 on microfiche. -

Nonconforming dwelling unit needs to be legalized per 14-391 (See attached Zoning Violation Letter)

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Denagment

Director of Planning and Urban Development

Jeff Levine

Inspection Services, Director Tammy M. Munson

May 29, 2015

KRIGMAN HARRY 24 WILDWOOD DR CAPE ELIZABETH, ME 04107

CBL: 125 E007001

Located at: 528 DEERING AVE

Certified Mail 70101870000281368107

Dear Krigman Harry,

An evaluation of the above-referenced property on 05/20/2015 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 07/27/2015 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/

George Froehlich

Code Enforcement Officer

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager			
		Inspector	Inspection Date
Krigman Harry		George Froehlich	5/20/2015
Location	CBI	Status	
528 DEERING AVE	405 5007004		Inspection Type
OZO DELININO AVE	125 E007001	Violations Exist	Complaint-Inspection
Codo	1 41= 4		

Code Int/Ext Floor Unit No. Area Compliance Date 1) 6-111.(d) Interior Kitchen

Violation:

MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition,

free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

Notes:

Unit 7 kitchen sink trap cracked/leaking

2) 6-116.(e)

Interior

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.

Notes:

Units 1, 2, 3, 4, 5, 6, &7 require self-closing door hinges

Units 1 & 6 require Smokes Alarms

(See attached letter from Portland Fire Department)

3) 105.1

Violation:

BUILDING W/O PERMIT; Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Notes:

Section 105.1 and 111.1 of the IBC, 2009 (MUBEC) and Section 14-57 of City Code.

Comments:

Legal use of property is six (6) dwelling units and one office per permit #0179 in 1983 on microfiche. Nonconforming dwelling unit needs to be legalized per 14-391 of the City Code.