



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,

A handwritten signature in black ink, appearing to read "George Froehlich".

George Froehlich
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager ELLIE LLC		Inspector George Froehlich	Inspection Date 5/12/2015
Location 289 CUMBERLAND AVE	CBL 026 C018001	Status Violations Exist	Inspection Type Building-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-113.(e) Interior Basement

Violation: MAINTENANCE OF LIGHTING FIXTURES; Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

Notes: Replace, and or repair open splices in accordance with the City's Electrical Code. Note: A Master Electrician is required.

2) 6-116.(e) Interior 6 Bedroom

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:

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:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 ELLIE LLC	026 C018001	Building Craig Messinger	FP Required Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		289 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 80- Annex D.4- 9.002	1-hour Fire Doors Assemblies Req Several Apts required Fire Doors/Several required self-closing hinges. Apt #4 requires one door to be removed or upgraded to Fire Door. Apt.#7 requires FD and transome to be removed from above.	Open				<input type="checkbox"/>	
NFPA 101- 9.6.10.1.1- 8.001	Smoke Detector Required Phototelectric Hardwired, Battery back-up Smoke detectors are required in each bedroom.	Open				<input type="checkbox"/>	

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 ELLIE LLC	026 C018001	Building George Froehlich	Housing Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		289 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-113.(e)	Maintenance of lighting fixtures Replace, and or repair open splices in accordance with the City's Electrical Code. Note: A Master Electrician is required.	Open	Interior		Basement	<input type="checkbox"/>	
6-116.(e)	Fire Protection Add smoke detector in bedroom	Open	Interior		Bedroom	<input type="checkbox"/>	
6-108.(f)	Required equipment and utilities Repair vandalized kitchen fixtures and cabinets - unfit for intended use (UNIT CURRENTLY VACANT)	Open	Interior		Kitchen	<input type="checkbox"/>	

Total Listed: 2



Planning & Urban Development Department

*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,

A handwritten signature in black ink, appearing to read "George Froehlich".

George Froehlich
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager KRIGMAN HARRY M		Inspector George Froehlich	Inspection Date 5/12/2015
Location 218 WALTON ST	CBL 143 F005001	Status Violations Exist	Inspection Type Building-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-111.(d) Interior Basement
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: Remove sump pump from untrapped insanitary connection to residential waste system. Properly trap or remove and cap washing machine waste connection.

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: All Units: Adjust self closing fire doors. Properly separate Unit 3 from common area at existing unused wooden door & provide smoke detectors in bedrooms.

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:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
7	05/12/2015 KRIGMAN HARRY M	143 F005001	Building Craig Messinger	FP Routine Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		218 WALTON ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 80- D.4-9.003	90-min Fire Doors Assemblies Req Replace any self-closing hinges not functioning Remove rear door in Apt. #2 at rear, not being used.	Open				<input type="checkbox"/>	
NFPA 101- 9.6.10.1.1- 8.001	Smoke Detector Required Bedrooms required to have Photoelectric Hardwired, Battery-back-up, smoke detectors.	Open				<input type="checkbox"/>	
55.390	Protection Oil/fuel fire device is required to have sprinkler protection.	Open				<input type="checkbox"/>	
55.080	Electrical Violation GFCI required for sump pmp	Open				<input type="checkbox"/>	
55.100	Hvac Violation Dryer vent shall be replaced with solid type vent.	Open				<input type="checkbox"/>	

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
7	05/12/2015 KRIGMAN HARRY M	143 F005001	Building George Froehlich	Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		218 WALTON ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-111.(d)	Maintenance of plumbing fixtures. Remove sump pump from untrapped insanitary connection to residential waste system. Properly trap or remove and cap washing machine waste connection.	Open	Interior		Basement	<input type="checkbox"/>	
6-116.(e)	Fire Protection All Units: Adjust self closing fire doors. Properly separate Unit 3 from common area at existing unused wooden door & provide smoke detectors in bedrooms.	Open	Interior			<input type="checkbox"/>	

Total Listed: 2



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.



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

cc: 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 Krigman Harry M	Inspector Keith Gautreau	Inspection Date 4/23/2015
Location 0563 CUMBERLAND A	CBL 048 E017001	Status Failed
		Inspection Type Fire Prevention-FP Routine Inspe

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 73.05					
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:	SPRINKLER PROTECTION NEEDED OVER HOT WATER HEATERS IN BASEMENT.				
Comments:	Conducted an inspection with Inspection Division Deputy Director of the building after a fatal accident off the rear second floor deck.				

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(b)	Interior			Stairways	
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 locations	
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 heat retention and ventilation purposes, all in operable condition.					
Notes: Install and or replace all window screens.					
3) 6-108.(d)	Exterior			Porch	
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.					
Notes: Submit a building permit application for the repair, and or demolition of the rear exterior porches.					
4) 6-108.(f)	Interior			Basement	
Violation: REQUIRED EQUIPMENT AND UTILITIES; Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.					
Notes: Secure the electrical wiring and service entrance cable in the basement level, in compliance with the City's Electrical Code.					
5) 6-116.(b)	Interior			Hallway	
Violation: EGRESS; EVERY DWELLING UNIT AND EVERY ROOMING UNIT SHALL HAVE SAFE, UNOBSTRUCTED MEANS OF EGRESS LEADING TO SAFE AND OPEN SPACES AT GROUND LEVEL IN ACCORDANCE WITH APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.					
Notes: Remove all refrigerators and small appliances stored in the common hallway(s).					

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

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

Dist. #	Sch. Date	CBL Contact:	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
	04/23/2015	048 E017001 Krigman Harry M 563 CUMBERLAND	Fire Prevention Keith Gautreau	FP Routine Inspection Jonat Inspections from Naviline Fire Inspections		0563 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 101-7.2.1.15.8-73.05	Fire Door Assembly Req Repair Fire door required for mechanical room in basement.	Closed				<input type="checkbox"/>	
NFPA 101-31.3.4.5.1-71.25	Smoke Alarms Required One smoke alarm missing 1st floor apartment.	Closed				<input checked="" type="checkbox"/>	5/12/2015
NFPA 1--89.05	Excessive/disorderly Storage Remove refrigerators on 1st and 2nd floor hallways.	Closed				<input checked="" type="checkbox"/>	5/12/2015
NFPA 101-31.3.2.1.1-3.011	Boiler Protection Required Sprinkler protection needed over hot water heaters in basement.	Closed				<input type="checkbox"/>	
		Open				<input type="checkbox"/>	

Dist. #	Sch. Date	CBL Contact:	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
	04/23/2015	048 E017001 KRIGMAN HARRY M	Complaint Jonathan Rioux	Inspection Keith Request from the Fire Prevention Office to respond and evaluate the condition of an exterior porch.	03-0331	563 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-108.(b)	Interior floors, walls, ceilings and doors Repair the decayed/ water damaged portions of the rear interior stairwell, and seal all through penetrations (with approved materials); a building permit is required.	Open	Interior		Stairways	<input type="checkbox"/>	
6-108.(c)	Exterior windows, doors and skylights Install and or replace all window screens.	Open			Various locat	<input type="checkbox"/>	
6-108.(d)	Stairways, stairwells, stairs and porches. Submit a building permit application for the repair, and or demolition of the rear exterior porches.	Open	Exterior		Porch	<input type="checkbox"/>	
6-108.(f)	Required equipment and utilities Secure the electrical wiring and service entrance cable in the basement level, in compliance with the City's Electrical Code.	Open	Interior		Basement	<input type="checkbox"/>	
6-116.(b)	Egress Remove all refrigerators and small appliances stored in the common hallway(s).	Closed	Interior		Hallway	<input type="checkbox"/>	5/12/2015
6-116.(e)	Fire Protection 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.	Open	Interior		Various locat	<input type="checkbox"/>	

Dist. #	Sch. Date	CBL Contact:	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
	05/12/2015	048 E017001 KRIGMAN HARRY M	Fire Prevention Keith Gautreau	FP Complaint Housing inspection with fire; John, 650-4102 per Jon. Bs	03-0411	563 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 101-7.2.1.15.8-73.05	Fire Door Assembly Req Repair Fire door required for mechanical room in basement.	Open				<input type="checkbox"/>	
NFPA 101-31.3.2.1.1-3.011	Boiler Protection Required Sprinkler protection needed over hot water heaters in basement.	Open				<input type="checkbox"/>	

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 #	Location
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Total Listed: 3



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,

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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,

A handwritten signature in black ink, appearing to read "George Froehlich".

George Froehlich
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager ELLIE LLC		Inspector George Froehlich	Inspection Date 5/12/2015
Location 9 CEDAR ST	CBL 026 C017001	Status Violations Exist	Inspection Type Building-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(d)	Exterior			Rear Entry	
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.				
Notes:	Stabilize Rear Entry Stairs and Landing Assembly.				
2) 6-108.(b)	Interior				
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:	Unit 3: Rear Fire Door Jammed Shut / Very Dificult to Operate.				
3) 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 3: Sink Waste Leaking.				
4) 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,and 5 - Smoke Detectors Missing in Bedrooms.				
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:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 Ellie Llc	026 C017001	Building Craig Messinger	FP Routine Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		9 CEDAR ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
55.020	Stair Violation Rear Deck requires repair, not attached to building.	Open				<input type="checkbox"/>	
NFPA 80- Annex D.4- 9.002	1-hour Fire Doors Assemblies Req Required in all hallway apartment doors.	Open				<input type="checkbox"/>	
10-1-55.162	Hardwired Smoke Detectors Required Also required in rear hallway. Photoelectric Hardwired, battery back-up Smoke detectors required in bedrooms.	Open				<input type="checkbox"/>	
55.051	Doors Shall Be Self-closing & Self-latching	Open				<input type="checkbox"/>	

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 ELLIE LLC	026 C017001	Building George Froehlich	Housing Inspection Keith Housing inspection with fire; John, 650-4102 per Jon. Bs.		9 CEDAR ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-108.(d)	Stairways, stairwells, stairs and porches. Stabilize Rear Entry Stairs and Landing Assembly.	Open	Exterior		Rear Entry	<input type="checkbox"/>	
6-108.(b)	Interior floors, walls, ceilings and doors Unit 3: Rear Fire Door Jammed Shut / Very Dificult to Operate.	Open	Interior			<input type="checkbox"/>	
6-111.(d)	Maintenance of plumbing fixtures. Unit 3: Sink Waste Leaking.	Open	Interior		Kitchen	<input type="checkbox"/>	
6-116.(e)	Fire Protection Units: 1,2,and 5 - Smoke Detectors Missing in Bedrooms.	Open	Interior			<input type="checkbox"/>	

Total Listed: 2

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	Inspection	Follow up R
563 CUMBERLAND AVE		Request from the Fire Prevention Office to respond and evaluate the condition of an exterior porch.					04/22/2015: Responded to 563 Cumberland Ave. with Fire Prevention and Police Officials; conducted a walk-through inspection of the Common Areas (See Notice of Violation); advised Detectives that the Owner's Representative was responsible for ensuring that all non-egress (rear) exterior porch/ balconies were immediately secured from tenant use (prior to PD clearing the scene), and to remove all items in the common hallways, a follow-up inspection is scheduled for 04/23/2015, JGR & TMM.
04/23/2015	048 E017001		30331	Complaint	No	Inspection	Violations E
563 CUMBERLAND AVE		Request from the Fire Prevention Office to respond and evaluate the condition of an exterior porch.					04/23/2015: Follow-up Inspection (walk-through of entire building) with Fire Prevention and John Jensen, Owner's Representative; non-egress exterior porch doors were secured from use; Notice of Violation was issued to the Owner, JGR
04/23/2015	048 E017001	563 CUMBERLAND AVE.		Fire Prevention	No	FP Routine Inspection	Failed
563 CUMBERLAND AVE		Inspections from Naviline Fire Inspections					Conducted an inspection with Inspection Division Deputy Director of the building after a fatal accident off the rear second floor deck.
05/12/2015	048 E017001		30426	Complaint	No	Inspection	Follow up R
563 CUMBERLAND AVE		Re-evaluation of property for Land-Use Violations.					05/12/2015: Walk-through inspection with Fire Prevention (Staff not access Unit # 3, Basement Level); Permit # 2015-01045 was issued for demolition of the exterior decks, and evaluation of interior water/ decay damage; all refrigerators and small appliances were removed from the common hallways; the electrical wiring was secured in the basement level (follow-up for Unit #3 is required); Owner will contact our Office to schedule a follow-up inspection for the 1st week of June, JGR.
05/12/2015	048 E017001		30411	Fire Prevention	No	FP Complaint	
563 CUMBERLAND AVE		Housing inspection with fire; John, 650-4102 per Jon. Bs					

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager KRIGMAN HARRY M		Inspector Jonathan Rioux	Inspection Date 4/23/2015
Location 563 CUMBERLAND AVE	CBL 048 E017001	Status Violations Exist	Inspection Type 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
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(b)	Interior			Stairways	
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 locations	
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.				
Notes:	Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition. Install and or replace all window screens.				
3) 6-108.(d)	Exterior			Porch	
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.				
Notes:	Submit a building permit application for the repair, and or demolition of the rear exterior porches.				
4) 6-108.(f)	Interior			Basement	
Violation:	REQUIRED EQUIPMENT AND UTILITIES; Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.				
Notes:	Secure the electrical wiring and service entrance cable in the basement level, in compliance with the City's Electrical Code.				
5) 6-116.(b)	Interior			Hallway	
Violation:	EGRESS; EVERY DWELLING UNIT AND EVERY ROOMING UNIT SHALL HAVE SAFE, UNOBSTRUCTED MEANS OF EGRESS LEADING TO SAFE AND OPEN SPACES AT GROUND LEVEL IN ACCORDANCE WITH APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.				
Notes:	Remove all refrigerators and small appliances stored in the common hallway(s).				

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108.(b) Interior Stairways
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 locations
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 heat retention and ventilation purposes, all in operable condition.
Notes: Install and or replace all window screens.

3) 6-108.(d) Exterior Porch 05/12/2015
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.

Notes: Submit a building permit application for the repair, and or demolition of the rear exterior porches.

4) 6-108.(f) Interior Basement 05/12/2015
Violation: REQUIRED EQUIPMENT AND UTILITIES; Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.

Notes: Secure the electrical wiring and service entrance cable in the basement level, in compliance with the City's Electrical Code.

5) 6-116.(b) Interior Hallway 05/12/2015
Violation: EGRESS; EVERY DWELLING UNIT AND EVERY ROOMING UNIT SHALL HAVE SAFE, UNOBSTRUCTED MEANS OF EGRESS LEADING TO SAFE AND OPEN SPACES AT GROUND LEVEL IN ACCORDANCE WITH APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.

Notes: Remove all refrigerators and small appliances stored in the common hallway(s).

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

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

6) 6-116.(e) Interior Various locations

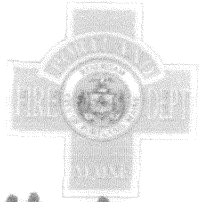
Violation: FIRE PROTECTION; Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.

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 11-Unit located at 565 Cumberland Ave and having an owner of record as _____ has been found to have Life Safety/Building Code violations. The following categories of violations were noted:

FIRE PLUMBING _____ BUILDING CODE ELECTRICAL 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.

Director of Inspections _____ Date 4/24/15
Fire Prevention Officer Ak Keith Gauthier Date _____

City of Portland 389 Congress Street Room 315 Portland, Maine 04101 (207) 874-8703

CBL# 048 8017 FIRE INSPECTIONS H.T.E. # _____

Portland, Maine



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

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.)

Harry M Krigman)

Defendant)

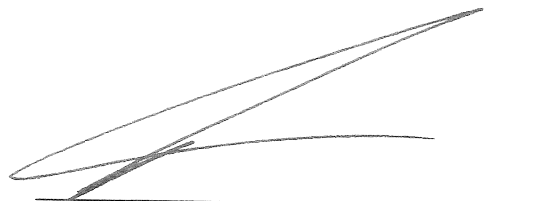
**FIRE PREVENTION AND PROTECTION
CODE VIOLATION**

(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 in-person 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

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

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*

Offices in
Portland, Maine
Bangor, Maine

Individual attorneys also
admitted in MA, NH, OH

Of counsel:
Gerard O. Fournier*

In Reply Refer To:

* Resident in Bangor Office

74210-3952

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

.k.r.h

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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. - amachado
 Nonconforming dwelling unit needs to be legalized per 14-391 (See attached Zoning Violation Letter)



Planning & Urban Development Department

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/

A handwritten signature in black ink, appearing to read "G. Froehlich".

George Froehlich
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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.