



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

February 2, 2012

Trussell Properties LLC
26 Atlantic Drive
Scarborough, ME
04074

CERTIFIED NUMBER: 7010 1870 0002 8136 5540

RE: 509 Cumberland Ave

CBL: 048 F017

Case Number: 2012-01-3190

Dear Sally Trussell,

An evaluation of the above-referenced property on 2/1/2012 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 10 days of the date of this notice. A re-inspection of the premises will occur on 2/13/2012 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

George Froehlich
Code Enforcement Officer

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

INSPECTION VIOLATIONS

Owner Trussell Properties LLC		Code Enforcement Officer George Froehlich	Inspection Date February 1, 2012
Location 509 Cumberland Ave Apt 1	CBL 048 F017	Status Open	Case Number 2012-01-3190

1. Minimum standards for structural elements. -City Ord. § 6-108.(b)

Repair and make sound the interior walls and ceilings having chipping plaster and peeling paint. Also repair and make sound the basement closet ceiling.

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.

2. Minimum standards for structural elements. -City Ord. § 6-108.(c)

Repair all improperly operating and broken windows and replace all missing storm windows and screens.

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.

3. Minimum heating standards. -City Ord. § 6-114.(c)

Repair 1st floor gas heater so open flame is not present. All repairs to be conducted by a licensed gas burner technician.

No person shall occupy as owner-occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty-first, any

dwelling, dwelling unit, rooming house or rooming unit which does not comply with the following minimum standards:

Maintenance of equipment. All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.

4. Minimum standards for safety. -City Ord. § 6-116.(e)

Provide interconnected smoke detectors in each sleeping area and the common area of each dwelling unit. The smoke detectors shall be of the photoelectric type. Provide CO detectors for each level of the structure and outside each sleeping area.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with Chapter 10 of this code, including but not limited to the following minimum standards for safety from fire.

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. The enforcement authority's inspection obligation under this subsection shall be limited to notify and cite the owner or any designated responsible party for violations relating to fire/smoke detectors and fire alarms systems.

5. Minimum standards for safety. -City Ord. § 6-116.(b)

Install an egress window and well or provide alternative code compliant means of egress for the occupiable space in the basement. A building permit is required.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with Chapter 10 of this code, including but not limited to the following minimum standards for safety from fire.

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.

6. Minimum standards for structural elements. -City Ord. § 6-108.(f)

Repair or replace missing cabinet door under kitchen sink.

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.

7. Minimum plumbing standards. -City Ord. § 6-111.(d)

Repair leak under kitchen sink that is damaging basement bedroom ceiling. All repairs to be conducted by a licensed plumber.

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.