



Permitting and Inspections Department  
Michael A. Russell, MS, Director

February 2, 2018

LAMBERT SAMUEL W &  
PO BOX 381  
BATH, ME 04530

**CBL: 049 A006001**  
**Located at: 183 PARK AVE**

**Certified Mail 70172680000054981273**

Dear LAMBERT SAMUEL W &,

An evaluation of the above-referenced property on **04/25/2017** 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.

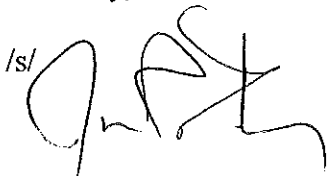
This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **03/16/2018** at which time compliance will be required. Failure to comply will result in this 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/ 

James Fahey  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> LAMBERT SAMUEL W &		<b>Inspector</b> James Fahey	<b>Inspection Date</b> 4/25/2017
<b>Location</b> 183 PARK AVE	<b>CBL</b> 049 A006001	<b>Status</b> Failed	<b>Inspection Type</b> Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 203

**Violation:** SPRINKLER SYSTEM

**Notes:** sprinkler head needed in basement

2) 206

**Violation:** SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.

**Notes:** NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)  
smoke detectors needed in all bedrooms

3) 207

**Violation:** CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

**Notes:** NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468  
carbon monoxide detectors needed on all floors

4) 211-006-153(a)

**Violation:** DISCLOSURE OF BUILDING OWNERSHIP - FAILURE TO REGISTER; Any person, business entity or other organization failing to timely file the required rental housing registration or failing to timely pay, in full, the rental housing registration fee or annual renewal fee, or failing to timely file any required update to the rental housing registration shall be in violation.

**Notes:** City Code of Ordinances Section 6-153 (a)

5) 211

**Violation:** OTHER

**Notes:** zoning issue. Legal 2 unit being used as a 3 unit.

**Comments:** CO detectors needed on all floors. Smoke detectors needed in bedrooms. To comply with 3 unit the building needs a sprinkler head over the boiler and self closing hinges on the doors.