



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

September 22, 2017

LIBBY GEORGE A JR  
144 WASHBURN AVE  
PORTLAND, ME 04102

**CBL: 052 H002001**  
**Located at: 144 WASHBURN AVE**

**Certified Mail 7014 1820 0001 4047 1673**

Dear LIBBY GEORGE A JR,

NOTICE OF VIOLATION

An evaluation of the above-referenced property on **09/19/2017** revealed that this office has no record of a building permit being issued to this location.

The property is in violation of Section 14-52 of the Portland Zoning Ordinance as stated below:

Section 14-52 Conformity Required: No building or structure shall be erected, altered, enlarged, rebuilt, moved or used, and no premises shall be used unless in conformity with the provisions of this article.

This is also a Violation in pursuant to Section 105.1 of the 2003 International Building Code: An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 105.0; construct or alter a structure, construct an addition, demolish or move a structure, make a change in occupancy, install or alter any equipment which is regulated by this code, move a lot line which affects an existing structure.

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 and in Title 30-A of M.R.S.A. Section 4452 and Section 14-57 of the Portland Zoning Ordinance. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

You have thirty (30) days in which to complete and submit a building permit to this office which has been included for your convenience. A re-inspection will occur on **10/19/2017** you will be contacted with a time to meet with me on site to confirm the removal of the illegal activity or compliance with an approved building permit.

You have the right to appeal this decision (section 112). If you wish to pursue an appeal you may contact Marge Schmuckal, Zoning Administrator at 874-8695 to appear before the Zoning Board of



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Appeals.

If you have any questions you may contact me to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval", written over a horizontal line.

Jason Duval  
Code Enforcement Officer



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Michael A. Russell, MS, Director

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Dear LIBBY GEORGE A JR,

An evaluation of the above-referenced property on **09/19/2017** 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 **10/19/2017** 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 "Jason Duval", written over a large, stylized scribble.

Jason Duval  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> LIBBY GEORGE A JR		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 9/19/2017
<b>Location</b> 144 WASHBURN AVE	<b>CBL</b> 052 H002001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

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<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 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:** Apply for an after the fact building permit within 10 days for the toilet in basement or remove and cap off plumbing.

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2) 55.004

**Violation:** NFPA 101- 31.2.2.5 ESCAPE WINDOWS- MISSING; HORIZONTAL EXITS COMPLYING WITH 7.2.4 SHALL PERMITTED.

**Notes:** Remove the bed from bedroom in basement.

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**Comments:** Basement had unpermitted toilet, needs to apply for after the fact building permit or cap it. Bedroom with no egress, bed needs to be removed.