



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

March 5, 2018

HOLLOWAY MICAH L &  
29 BOYNTON ST  
PORTLAND, ME 04102

**CBL: 053 A013001**  
**Located at: 25 BOYNTON ST**

**Certified Mail 7015 0920 0001 0776 6768**

Dear HOLLOWAY MICAH L &,

An evaluation of the above-referenced property on **03/02/2018** 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 **04/04/2018** 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/

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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**Located at: 29 (25) BOYNTON ST**

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Dear HOLLOWAY MICAH L &,

To Whom it May Concern,

Pursuant to City of Portland Code of Ordinances § 6-151, all owners of rental units in the City must register their ownership interest and pay a fee for that registration. Registrations were due by January 1, 2018 or within 30 days of the purchase of the property containing the rental unit. Failure to timely register is a violation of the City Code.

You have failed to register your rental units at the above address and are in violation of the City Code. To avoid legal action, you must register and pay the applicable registration fees no later than March 19, 2018. Please contact the Housing Safety Office to register as soon as possible at 207-756-8131, [housingsafety@portlandmaine.gov](mailto:housingsafety@portlandmaine.gov), or stop by Room 307 in Portland City Hall, 389 Congress Street, Portland ME. You may also register and pay online at: <http://www.portlandmaine.gov/1656/Housing-Safety>

Your failure to comply with this deadline will result in further action by the City, including the imposition of civil penalties in the amount of \$100 per day that the violations have continued, and additional legal remedies.

If you think that this property is not subject to registration, please contact the Housing Safety Office. I look forward to your anticipated cooperation.

Sincerely,

Jason Duval

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

Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> HOLLOWAY MICAH L &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 3/2/2018
<b>Location</b> 29 BOYNTON ST	<b>CBL</b> 053 A013001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

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

Interior

**Violation:** EXTENSION CORDS.; No temporary wiring shall be used except extension cords which run directly from portable electrical fixtures to convenience outlets, ceiling or wall-type fixtures and which do not lie under rugs or other floor coverings, nor extend through doorways, transoms or similar openings through structural elements.

**Notes:** Remove extension cords for lighting.

2) 1.120

Interior

Stairways

**Violation:** NFPA 101- 7.5.1.1 AND 7.5.1.1.1 OBSTRUCTED EGRESS; Exits shall be located and exit access shall be arranged so that exits are readily accessible at all times (7.5.1.1).

Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide access for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4 (7.5.1.1.1).

**Notes:** Immediately remove debris from back stairwell. Remove over filled storage in front landing of front staircase.

3) 207

Interior

**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.

NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468

**Notes:** CO alarm required for basement and first floor unit.

4) 205

**Violation:** SMOKE ALARMS / LEVEL; 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: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

**Notes:** Smoke alarm required in basement.



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**Inspection Violations**

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<b>Location</b> 29 BOYNTON ST	<b>CBL</b> 053 A013001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

11) 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.

City Code of Ordinances Section 6-153 (a)

**Notes:** Rental units are required to be registered within Housing Safety office. Units are required to be registered within 14 days.

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12) 6-117.

**Violation:** INSPECTIONS; The health or building authority, upon proper identification, shall have the right to enter at any and all reasonable times into or upon any dwelling or dwelling premises within the city for the purpose of inspecting the dwelling or dwelling premises in order to determine compliance with the provisions of this article.

**Notes:** A housing safety rental inspection walkthrough of the entire building is required.

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**Comments:** Field Inspection of 25 Boynton Street 3/2/18 9:00AM. Met with tenant of first floor unit. J Duval- Debris completely blocking egress in back stairwell. Debris needs to be removed immediately. Debris in front stairwell needs to be removed. No CO alarm in first floor unit. Garage electrical panel requires fuse covers. Units are not registered. Basement has hanging and unsupported plumbing and electrical wiring. Cover required for floor drain. Paper in pipes need to be removed and piped need to be properly capped. A licensed plumber and licensed electrician required to address violations in building. A full walkthrough of entire building required with owner. Rental units are required to be registered with the Housing Safety Office within 14 days.

M Ward- BASEMENT: Open and Broken

electrical panel covers, Unsupported boxes and wires, Open junction boxes, Open knockouts in boxes, Open splices in wiring, Outlets not GFI protection, Broken switch and unsupported in stairway to basement, No ground jumper around water meter, No CO/Smoke detector in basement. GARAGE: Unsupported Wires, Open junction boxes, Open Knockout in electric panel, No device covers on outlets and switches, Romex above garage door damaged and unsupported. FRONT HALLWAY: Extension cord used for lighting.