



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

October 26, 2017

861 CONGRESS LLC  
295 BROWN ST STE 1  
WESTBROOK, ME 04092

**CBL: 053 C016001**  
**Located at: 861 CONGRESS ST**

**Certified Mail 7014 1820 0001 4047 1871**

Dear 861 CONGRESS LLC,

An evaluation of the above-referenced property on **10/23/2017** 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 and fails to comply with NFPA 2009 Fire Code and/or NFPA Life Safety Codes. 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 **11/06/2017** 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.

A building permit application must be submitted within **14** days for the windows.

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 "Jason Duval", with a stylized flourish at the end.

Jason Duval  
Code Enforcement Officer



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

October 25, 2017

861 CONGRESS LLC  
295 BROWN ST STE 1  
WESTBROOK, ME 04092

**CBL: 053 C016001**  
**Located at: 861 CONGRESS ST**

**Certified Mail 7014 1820 0001 4047 1871**

Dear 861 CONGRESS LLC,

Our office has received a complaint regarding insect infestation at the above-referenced address on **10/23/2017**. As required by the Code of Ordinances of the City of Portland, The Housing Code, you must have the unit inspected and treated if necessary by a licensed pest control company within 10 of the date of this notice.

This is a notice of violation pursuant to Section 6-118 of the Code.

Documentation of the pest company inspection is due on **11/06/2017**. 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,

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> 861 CONGRESS LLC		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 10/23/2017
<b>Location</b> 861 CONGRESS ST	<b>CBL</b> 053 C016001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.005

**Violation:** NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.

**Notes:** Required to have a building permit application submitted within 14 days for windows for apartment 7.

2) 6-108.(b)

**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:** Bathroom floor is not structurally sound.

3) 6-109.(e)

**Violation:** RODENT AND VERMIN CONTROL.; Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility.

(a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5)b.

(b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall the responsibility of the owner or operator.

(c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises.

(d.)Every owner or operator of a rooming house shall be responsible for the extermination of any insects, rodents, or other pests in the dwelling or upon the dwelling premises.

**Notes:** A licensed pest control company is required to inspect the unit. Documentation/Inspection report of pest inspection is required to be sent to Permitting and Inspections office within 10 days.

**Comments:** Bathroom floor is not solid. Possible water damage underneath toilet. Cockroaches are present in the unit. A licensed pest control company is required to inspect the unit. Windows in the unit are not egress compliant, owner must apply for a building permit within 14 days.