



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

December 13, 2017

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

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

**Certified Mail 7013 2250 0001 6995 1922**

Dear 861 Congress Llc,

An evaluation of the above-referenced property on **12/12/2017** 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 **01/15/2018** 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



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

December 13, 2017

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

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

**Certified Mail 7013 2250 0001 6995 1922**

Dear 861 Congress Llc,

Our office has inspected and witnessed cockroaches at the above-referenced address on 12/12/2017. 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 14 days of the date of this notice. A treatment report of the pest inspection is required to be sent to the Permitting and Inspections Department.

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

A re-inspection of the premises will occur on 1/15/2017 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,

A handwritten signature in black ink, appearing to read "Jason Duval", with a long horizontal line extending to the right.

Jason Duval  
207-874-8706  
Jduval@portlandmaine.gov  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

|  |                           |                                 |                                      |
|--|---------------------------|---------------------------------|--------------------------------------|
| <b>Owner/Manager</b><br>861 Congress Llc |                           | <b>Inspector</b><br>Jason Duval | <b>Inspection Date</b><br>12/12/2017 |
| <b>Location</b><br>861 CONGRESS ST       | <b>CBL</b><br>053 C016001 | <b>Status</b><br>Failed         | <b>Inspection Type</b><br>Inspection |

| Code | Int/Ext | Floor | Unit No. | Area | Compliance Date |
|------|---------|-------|----------|------|-----------------|
|------|---------|-------|----------|------|-----------------|

1) 55.051

**Violation:** NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.

**Notes:** All unit doors are required to be self closing and self latching.

2) 55.087

**Violation:** NFPA 70- ARTICLE 110.12 EXPOSED WIRES; Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken, bent, cut, or deteriorated by corrosion, chemical reaction, or overheating.

**Notes:** Licensed electrician required to address the exposed wiring in the basement.

3) 55.160

**Violation:** NFPA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements.

**Notes:** Unit 6 smoke alarm in bedroom requires a battery. Unit 1 smoke alarm in kitchen does not work.

4) 1.120

**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 accesible 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:** Unit 4 back door needs to have debris cleared from door. Unit 3 bedroom needs to have debris cleared from all the windows. The bed in Unit 7 needs to be moved immediately so that both doors are egress compliant.

5) 6-109.(a)

**Violation:** MAINTENANCE OF ASSIGNED AREAS; Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

**Notes:** Unit 1 requires to be sanitary. Repair hole in unit 1 bathroom.

---

---

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

---

**Inspection Violations**

|  |                           |                                 |                                      |
|--|---------------------------|---------------------------------|--------------------------------------|
| <b>Owner/Manager</b><br>861 Congress Llc |                           | <b>Inspector</b><br>Jason Duval | <b>Inspection Date</b><br>12/12/2017 |
| <b>Location</b><br>861 CONGRESS ST       | <b>CBL</b><br>053 C016001 | <b>Status</b><br>Failed         | <b>Inspection Type</b><br>Inspection |

6) 22.3.3(a)

**Violation:** PREMISES TO BE KEPT FREE FROM RODENT HARBORAGE; The owner of a two (2) or more family residential building and the owner or occupant of a single family residential building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.

**Notes:** A licensed pest control company is required to inspect unit 1. Documentation of that inspection must be sent to Inspection's office.

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:

1. 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(e)2.

---

7) 6-113.(d)

**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 the permanent extension cord being used in Unit 2.

---

8) 55.505

**Violation:** NFPA 101- 31.5.1 UTILITIES SHALL COMPLY WITH 9.1; UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.

**Notes:** Dryer is required to have metal piping for ventilation and dryer is required to have sprinkler protection.

---

---

---

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

---

**Inspection Violations**

|  |                           |                                 |                                      |
|--|---------------------------|---------------------------------|--------------------------------------|
| <b>Owner/Manager</b><br>861 Congress Llc |                           | <b>Inspector</b><br>Jason Duval | <b>Inspection Date</b><br>12/12/2017 |
| <b>Location</b><br>861 CONGRESS ST       | <b>CBL</b><br>053 C016001 | <b>Status</b><br>Failed         | <b>Inspection Type</b><br>Inspection |

9) 6-109.(d)

**Violation:** DISPOSAL OF RUBBISH, ASHES, GARBAGE AND WASTE; Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows

1.It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2.It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

3.It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

**Notes:** Remove trash outside unit 2.

---

10) 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:** Unit 2 back bedroom door knob needs to repaired.

---

11) 55.080

**Violation:** NFPA 101- 31.1.5.1 ELECTRICAL VIOLATION; UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.

**Notes:** Remove debris in front of electrical panels in basement.

---

---

**CITY OF PORTLAND**  
**HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

---

**Inspection Violations**

|  |                           |                                 |                                      |
|--|---------------------------|---------------------------------|--------------------------------------|
| <b>Owner/Manager</b><br>861 Congress Llc |                           | <b>Inspector</b><br>Jason Duval | <b>Inspection Date</b><br>12/12/2017 |
| <b>Location</b><br>861 CONGRESS ST       | <b>CBL</b><br>053 C016001 | <b>Status</b><br>Failed         | <b>Inspection Type</b><br>Inspection |

**Comments:** Field Inspection 12/13/17- Doors in the back stairwell need to be unlocked for re-inspection. Unit 6 needs new batteries for bedroom. Unit 4 back door needs to be cleared for egress. Unit 3 bedroom needs to have debris cleared from window area. Unit 2-bedroom door knob needs to be repaired. Unit 2 needs to remove extension cord that is running through the unit. Remove trash bags outside unit 4. Unit 1 needs to immediately sanitize unit. Cockroaches found in unit 1 alongside flies, and fruit flies which are throughout the entire unit. A licensed pest control company is required to inspect Unit 1 (documentation of that inspection is required to be sent to Inspection's office). Repair hole in bathroom in unit 1. Unit 1 back door does not close due to rug. Unit 7 bed needs to be moved immediately from in front of passageway to second egress. Dryer needs to have sprinkler head protection and have metal piping installed for ventilation. Debris in front of panels needs to be moved. All unit doors are required to self-close and self-latch.