



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

December 26, 2017

LASH LLC
PO BOX 4182
PORTLAND, ME 04101

CBL: 053 I020001
Located at: 871 CONGRESS ST

Certified Mail 70132250000169951694

Dear LASH LLC,

An evaluation of the above-referenced property on **12/26/2017** 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 **01/26/2018** 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 "James Fahey", written over a white background.

James Fahey
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager LASH LLC		Inspector James Fahey	Inspection Date 12/26/2017
Location 871 CONGRESS ST	CBL 053 1020001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 10.002

Violation: NFPA 10- 7.1.1 FIRE EXTINGUISHERS NEED ANNUAL SERVICE; THE OWNER OR DESIGNATED AGENT OR OCCUPANT OF A PROPERTY IN WHICH FIRE EXTINGUISHERS ARE LOCATED SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND RECHARGING.

Notes:

2) NFPA 101 & 1

Violation: FIRE INSPECTIONS VIOLATIONS

Notes: Replace smoke/co detectors and batteries in units 2, 4 5,7, and hallway of unit 9.

3) 6-109.(b)

Violation: MAINTENANCE OF SHARED AREAS.; MAINTENANCE OF SHARED AREAS. EVERY OWNER OR OPERATOR OF A MULTIPLE DWELLING OR ROOMING HOUSE SHALL MAINTAIN IN A CLEAN AND SANITARY CONDITION THE SHARED OR PUBLIC AREAS OF THE DWELLING AND DWELLING PREMISES.

Notes: Patch holes in all hallway walls and ceiling in basement.

4) 9.002

Violation: NFPA 80- ANNEX D.4 1-HOUR FIRE DOORS ASSEMBLIES REQ; Listings are provided for floor fire door assemblies that are installed in fire-rated floor-ceiling or roof-ceiling assemblies that have been tested in accordance with the methods described in NFPA 288. The listing indicates the fire-rated assembly and the hourly rating (3 hours, 2 hours, 1.5 hours, 1 hour, .75 hours) for which the door can be permitted to be used so that access to the space above the ceiling or to the floor above can be provided without adversely affecting the fire resistance rating of the entire assembly. The listing provides limitations on the maximum size of an individual door opening and the total area of all door openings permitted for each 100 square feet of floor or ceiling.

Notes: Replace all common area doors with fire doors or have them independently rated to see if they will be accepted as fire door.

5) 9.006

Violation: NFPA 101- 7.2.1.8.1 FIRE DOOR(S) MUST SELF-CLOSE; 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 permitted by 7.2.1.8.3.

Notes: Adjust or install self closing hinges on common area doors

6) 6-114.

Violation: MINIMUM HEATING STANDARDS.; No person shall occupy as owner-occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty-first, any dwelling, dwelling unit, rooming house or rooming unit which does not comply with the minimum standards found in subsections 1 thru 3.

Notes: Repair heating system. Many baseboard units are not functioning.

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7) NFPA 101 & 1

Violation: FIRE INSPECTIONS VIOLATIONS

Notes: Clean basement for access to panels and secure basement panel.

Comments: Various violations including fire doors, missng ceiling tiles etc.