



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

November 30, 2017

JUNET ROGER  
5 HOULTON ST  
PORTLAND, ME 04102

**CBL: 055 B017001**  
**Located at: 5 HOULTON ST**

**Certified Mail 7014 1820 0001 4049 7161**

Dear Mr. Junet,

NOTICE OF VIOLATION

An evaluation of the above-referenced property on **11/29/2017** revealed that this office has no record of an electrical or HVAC 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.

***The violation is specific to the attic space in unit number 3, where electrical upgrades and a ventilation (HVAC) system has been installed. Since the work has already been completed, a Master Electrician and a HVAC Technician will need to obtain the permits from our office, inspect and certify that the work that was done, meets code. A follow-up inspection will need to be scheduled with our office and can be done so by calling 874-8703, once the proper permits have been issued.***

This is also a Violation in pursuant to Section 105.1 of the 2009 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 (20) days in which to complete and submit a building permit to this office. been included for your convenience.

Portland, Maine



Yes. Life's good here.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Fagone", with a long, sweeping flourish extending to the right.

Chuck Fagone  
Code Enforcement Officer  
(207) 874-8789

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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> SIMMS ELLEN M		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 11/29/2017
<b>Location</b> 6 HEMLOCK ST	<b>CBL</b> 065 B007001	<b>Status</b> Failed	<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) 210

**Violation:** ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.  
NFPA 101 (2009) 24.2.2.3.3

**Notes:** The normal operation opening of the window shall be at least 20 inches wide by 24 inches high (3.3 square ft.). The entire window frame opening shall be at least 5.0 square feet. If rough opening of a window needs to be changed than the window must meet the NFPA code requirements of 5.7 square feet.

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**Comments:** Bedroom windows do not meet egress requirements.