

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager CASALE CAROL A		Inspector Suzanne Hunt	Inspection Date 1/13/2010
Location 245 SPRING ST	CBL 056 G037001	Status Re-Inspect 14 Days	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 105.1	Interior			Basement	
Violation: Building w/o Permit					
Notes: Boiler in basement requires a permit to install. This requires a licensed tech.					
2) 6-116.(e)	Interior		2		
Violation: Fire Protection					
Notes: Hard wired smoke and carbon Monoxide Detector required floor 2 of unit 2 in hallway between bedrooms. A licensed electrician must install, a permit is required					
3) 110.26 (b)	Exterior		2		
Violation: NEC 2005/NFPA 70					
Notes: Remove the exterior propane tank connected to space heater in unit 2. This installation does not meet code. Tank installations require a permit, they require protection. This is an unlisted use.					
4) 110.26 (b)	Interior				
Violation: NEC 2005/NFPA 70					
Notes: The basement areas must be cleared of debris and excessive storage a five foot clearance is required around fuel powered appliances, ie the gas water heater and possible future boiler.					
5)	Interior			Through Out	
Violation:					
Notes: Unpermitted work having been done: Building requires a written certification by licensed electrician that entire building meet the electric code standards and complies with the City of Portland Ordinances. Entire building.					
6) 6-116.(e)	Interior	2	1	Bedroom	
Violation: Fire Protection					
Notes: Unit 1 is required to have a hard wired Carbon Monoxide detector with 20 feet of each bedroom. Permit required.					
7) 6-116.(e)				Basement	
Violation: Fire Protection					
Notes: Basement is required to have a hard wired smoke detector.					

Comments: Boiler in basement requires a permit to install. This requires a licensed tech. Basement area is full of debris, Debris must be removed a 5 foot clearance is required around fuel powered appliance (for example: Furnace , Water heater). Carbon Monoxide detectors required in vicinity of all bedrooms.(both units). The propane tank exterior building must be removed. This is not a listed use., Unit 2. . Unit 2 has no smoke detectors, a hardwired smoke detector must be installed on second floor in hall way between bedrooms.