



Director of Planning and Urban Development
Jeff Levine

Inspection Services, Director
Tammy M. Munson

January 6, 2016

BALDWIN ALLEN R III &
218 DANFORTH ST
PORTLAND, ME 04102

CBL: 057 J004001
Located at: 218 DANFORTH ST

Certified Mail 7010 1870 0002 8136 9807

Dear Mr. Baldwin,

SECOND NOTICE OF VIOLATION

An evaluation of the above-referenced property on **01/06/2016** revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30 days**.

Please contact his office to establish a plan of action.

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 M.R.S.A ss 4452.

Please feel free to contact me if you wish to discuss this matter further or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Fagone".

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager BALDWIN ALLEN R III &		Inspector Chuck Fagone	Inspection Date 12/7/2015
Location 218 DANFORTH ST	CBL 057 J004001	Status Re-Inspect 30 Days	Inspection Type Complaint-Trash on Property/jun

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-116. (a)	Exterior			Deck	
Violation:	FLAMMABLE/HAZARDOUS MATERIALS				
	No dwelling unit or rooming unit shall be located within a building containing any establishment handling, dispensing, storing or producing flammable liquids, toxic gas vapors or fibrous materials, such as asbestos, which may endanger the lives or safety of the occupants.				
Notes:	<i>Propane and charcoal grills are not allowed on decks with the exception of the first level.</i>				
2) 6-116. (c)	Interior			Hallways	
Violation:	EGRESS OBSTRUCTIONS				
	Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.				
Notes:	<i>Personal items, trash, debris and recycle material should not be stored in common hallways and stairwells. All means of egress should be clear of obstructions.</i>				
3) 6-108. (d)	Exterior			Deck	
Violation:	STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES				
	Every inside and outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.				
Notes:	<i>The roof of the rear deck is not structurally sound and poses a danger. A plan of action is required to have it removed or rebuilt.</i>				
4) 6-116. (e)	Interior			Basement	
Violation:	FIRE PROTECTION				
	Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.				
Notes:	<i>The gas water heaters located in the basement are required to have sprinkler head installed for protection.</i>				
5) 6-34. (b)	Interior			Basement	
Violation:	ELECTRICAL				
Notes:	<i>All terminated electrical wiring should be removed.</i>				
Comments:	Per inspection, hallways/egress need to be clear, the rear deck second level had a propane grill on it, the roof of the rear deck is not structurally sound and may not hold snow load, debris and trash in the basement need to be removed. Gas water heaters need sprinkler detection, old wires in the basement need to be removed.				