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Director of Planning and Urban Development  
Jeff LevineInspection Services, Director  
Tammy M. Munson

December 7, 2015

BALDWIN ALLEN R III &  
218 DANFORTH ST  
PORTLAND, ME 04102**CBL: 057 J004001**  
**Located at: 218 DANFORTH ST****Certified Mail 7010 1870 0002 8136 9647**

Dear Mr. Baldwin,

An evaluation of the above-referenced property on **12/07/2015** 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 **01/06/2016** 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 '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**

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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:** *Propane and charcoal grills are not allowed on decks with the exception of the first level.*

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:** *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.*

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:** *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.*

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:** *The gas water heaters located in the basement are required to have sprinkler head installed for protection.*

5) 6-34.(b) Interior Basement

**Violation:** **ELECTRICAL**

**Notes:** *All terminated electrical wiring should be removed.*

**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.