



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

February 21, 2018

CARLEY KEVIN P &
57 MACKWORTH ST
PORTLAND, ME 04103

CBL: 058 A003001
Located at: 112 SALEM ST

Certified Mail 70150920000107766553

Dear CARLEY KEVIN P &,

An evaluation of the above-referenced property on 02/21/2018 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. Within 45 days All referenced electrical violations shall be corrected! A re-inspection of the premises will occur on or before 05/10/2018 at which time compliance for ALL violations 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/ 

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager CARLEY KEVIN P &		Inspector Kevin Hanscombe	Inspection Date 2/21/2018
Location 112 SALEM ST	CBL 058 A003001	Status Violations Exist	Inspection Type Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.047

Violation: NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

Notes:

2) 55.051

Violation: NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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 specified by 7.2.1.8.3.

Notes: All "fire doors" must be self closing and self latching

3) 55.080

Violation: NFPA 101- 31.1.5.1 ELECTRICAL VIOLATION; UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.

Notes: panel was missing knock out and open wires hanging. Licensed electrician to address 45 days!

4) 55.083

Violation: NFPA 70 JUNCTION BOXES REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, ON STANDARDS REGARDING JUNCTION BOXES REQUIRING COVERS.

Notes: One junction box noted, be sure that all have covers. Licensed electrician to address 45 days

5) 55.162

Violation: CITY ORDINANCE HARDWIRED SMOKE DETECTORS REQUIRED; New smoke alarms shall be powered in accordance with NFPA 72. Where available options include:
Hardwired with battery back up
A non-rechargeable, non-replaceable primary battery that is capable of operating the device for at least 10 years

Existing smoke alarms shall be hardwired and replaced every 10 years with smoke alarms complying with the above notes.

All new smoke alarms shall be photoelectric.

Notes: Licensed electrician and permits required. This is to include the addition of Carbon Monoxide alarm requirement utilizing combination Smoke and CO alarms. 45 Days!

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6) 55.146

Violation: NFPA 101- 8.7.3.1 REMOVE FLAMMABLE LIQUIDS/ GAS; The storage and handling of flammable liquids or gases shall be in accordance with the following applicable standards:
(1) NFPA 30, Flammable and Combustible Liquids Code
(2) NFPA 54, National Fuel Gas Code
(3) NFPA 58, Liquefied Petroleum Gas Code

Notes: Propane tank to be removed immediately

7) 55.405

Violation: NFPA 101- 31.3.2.1 HAZARDOUS AREAS SHALL BE PROTECTED; ANY HAZARDOUS AREA SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 8.7.

Notes: Rear Egress that exits through basement area must have one hour protection from the basement itself. We can discuss and put together a plan of action for this. 30 days for POA

8) Sec.504, IMC 2003

Violation: CLOTHES DRYER EXHAUST; Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall convey the moisture and any products of combustion to the outside of every building. The duct shall be equipped with a backdraft damper.

Notes: Solid metal piping required

Comments: