



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

March 19, 2018

MCNEIL DONNA MARIE TRUSTEE
5 CARROLL ST
PORTLAND, ME 04102

CBL: 062 B023001
Located at: 5 CARROLL ST

Certified Mail 7015 0920 0001 0776 6454

Dear MCNEIL DONNA MARIE TRUSTEE,

An evaluation of the above-referenced property on **03/16/2018** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **04/17/2018** 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,

/s/

A handwritten signature in black ink, appearing to read "MS", written over a white background.

Matt Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager MCNEIL DONNA MARIE TRUSTEE		Inspector Matt Sarapas	Inspection Date 3/16/2018
Location 5 CARROLL ST	CBL 062 B023001	Status Failed	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: Door leading into boiler room must be a self closing 60 minute fire door.

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: Existing fire doors require adjustment to positively close and latch.

3) 55.530

Violation: CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.

4.6.1 Residential units shall be designated using numericals.

4.6.2 The first numerical of each residential unit shall be the floor designation.

4.6.3 In single floor buildings the floor designation shall be omitted.

Notes: All unit entry doors must be labeled with appropriate unit number.

4) 55.160

Violation: NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements.

Notes: Hardwired smoke alarm required in basement, a combination smoke/co alarm is acceptable provided it is of the photoelectric type. Bedroom smoke alarm in unit #2 is missing. Living area in unit #2 requires hardwired smoke alarm.

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5) 55.166

Violation: CITY ORDINANCE HARDWIRED CARBON MONOXIDE ALARMS REQUIRED; The owner shall install, or cause to be installed, by the manufacturer's requirements at least one approved carbon monoxide detector in each area within, or giving access to, bedrooms in:
Each unit in any building of multifamily occupancy
Any addition to or restoration of an existing single-family dwelling
Any conversion of a building to a single-family dwelling

A carbon monoxide detector must be powered both by the electrical service in the building or dwelling and by battery.

Notes: Basement.

Comments: