



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

February 6, 2018

DENHAM ALISON A
105 WEST ST
PORTLAND, ME 04102

CBL: 063 A014001
Located at: 105 WEST ST

Certified Mail 7017 2680 0000 5498 1396

Dear DENHAM ALISON A,

An evaluation of the above-referenced property on **02/06/2018** 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 **03/12/2018** 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 "Jason Duval", written over a horizontal line.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager DENHAM ALISON A		Inspector Jason Duval	Inspection Date 2/6/2018
Location 105 WEST ST	CBL 063 A014001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 210

Violation: ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.
NFPA 101 (2009) 24.2.2.3.3

Notes: Tenant bedroom window does not meet egress compliant standards. In buildings built before 1976 the normal operation opening of the window shall be at least 20 inches wide by 24 inches high. A plan of action is required within 30 days to address the window.

2) 205

Violation: SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Smoke alarms required outside bedrooms in both units.

3) 206

Violation: SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.

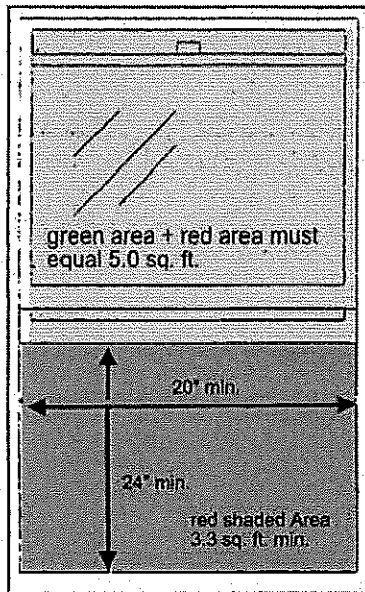
NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Smoke alarms required in tenant bedrooms.

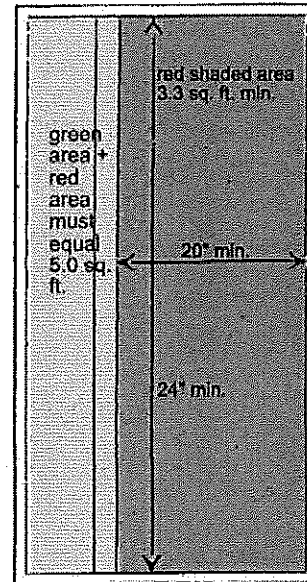
Comments: Field Inspection 2/6/18 8AM: Smoke alarm not working in owner's unit outside bedrooms on second floor. Smoke alarms not working in tenant's unit in bedrooms. Missing smoke alarm outside tenant unit bedrooms. Window in tenant bedroom not egress compliant standards. (15inHx30inW). A plan of action is required for the window in bedroom within 30 days.

Existing Buildings Built Before 1976

THE EGRESS WINDOW



double-hung



casement

The minimum width of the opening shall be at least 20 inches



The minimum height of the opening shall be at least 24 inches

When the window is in the normal operation maximum open position the opening must provide at least 3.3 square feet in area.

In addition the total window frame opening must equal 5.0 square feet

The height in inches times the width in inches must equal at least 480 square inches.
 $20 \times 24 = 480$ square inches divided by 144 equals 3.333 square feet.

 = normal operation opening of window

 +  = the total window frame opening size if the window sash(s) and parts were removed from the opening.