



Planning & Urban Development Department

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

June 23, 2015

CUMMINGS JAMES E
PO BOX 957
WINDHAM, ME 04062**CBL: 064 D022001**
Located at: 245 ST JOHN ST**Certified Mail 7010 1870 0002 8136 8442**

Dear Mr. Cummings,

An evaluation of the above-referenced property on **06/22/2015** 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 **14 days** of the date of this notice. A re-inspection of the premises will occur on **07/06/2015** 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 that reads "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 CUMMINGS JAMES E		Inspector Chuck Fagone		Inspection Date 6/22/2015	
Location 245 ST JOHN ST		CBL 064 D022001		Status Re-Inspect 14 Days	
				Inspection Type Complaint-Housing Inspection	

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108. (a)	Interior			Basement	
Violation:	FOUNDATIONS CELLARS, EXTERIOR WALLS, ROOFS Every foundation, basement, cellar, exterior wall, and roof shall be substantially weather tight, water tight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.				
Notes:	<i>The basement of the dwelling has flooded, items need to be removed and it will need to be cleaned and sanitized.</i>				
2) 6-108. (b)	Interior			Hallway	
Violation:	INTERIOR FLOORS, WALLS, CEILINGS AND DOORS Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.				
Notes:	<i>The ceiling tiles in the front hallway have collapsed. The lighting fixture will need to be secured and new ceiling tiles installed.</i>				

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3) 6-109. (d) Exterior BackYard

Violation: DISPOSAL OF RUBBISH, ASHES, GARBAGE AND WASTE

Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non-food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows

1. It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2. It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

3. It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

Notes: *The landlord will need to furnish water tight containers for trash and rubbish disposal.*

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4) 6-109. (e) Interior Through Out

Violation: RODENT AND VERMIN CONTROL

Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility.

(a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5) b.

(b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall be the responsibility of the owner or operator.

(c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises.

Notes:

The tenants have complained of bed bugs and roaches. The premises will need to be inspected and/or treated for both bed bugs and roaches by a licensed pest control company. Documentation will need to be forwarded to the Inspections office.

5) 6-116. (e) Interior Smoke Alarms

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:

All smoke and carbon monoxide detectors will need to be operable. During the inspection, detectors were chirping.
