CITY OF PORTLAND
Permitting and Inspections Department

SENT VIA CERTIFIED MAIL

1/3/2025

12 GILMAN STREET LLC
295 BROWN ST STE 1
WESTBROOK, ME 04092

FORESIDE REAL ESTATE MGMT
202 US ROUTE 1
FALMOUTH, ME 04105
MWURTELE@FORESIDEMANAGEMENT.COM

RE: 12 GILMAN ST
PORTLAND, ME

064 E020001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To 12 Gilman Street Llc,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 1/3/2025 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations and a reinspection is scheduled for **01/08/2025 12:00 PM**. If you need to reschedule, you must contact us no less than 72 hours before your inspection date, at (207)756-8131. Please be aware that reinspections will only be rescheduled once. If you do not show for the scheduled reinspection you will be charged a $150 re-inspection fee.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of $100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 14-472 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 30 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Kevin Hanscombe

Certified Code Enforcement Officer
kah@portlandmaine.gov
(207) 756-8131

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
City Code 6-114(c)	Maintenance of Heating Equipment	The City of Portland Permitting and Inspections Department Has received the following no heat complaints; 12-20-2024- no heat, “valid” system required repair. 12-31-2024- no heat, “valid” system required repair. 01-02-2025- no heat, “valid” system requires repairs. Code requires that heating systems be maintained and are safe and code compliant for operation. As a result of these violations the following conditions are required; 1. A licensed HVAC technician is required to confirm that all heating systems in the property are working and all units are provided with heat. Due immediately! 2. A licensed HVAC technician is required to inspect, perform any and all required maintenance, and must certify in writing that all of the heating systems are code compliant, functioning properly, and safe! Due 01/08/20254	1/10/2025
City Code 6-109(d)	Residential Trash Containers	All trash, debris, personal items etc must be cleaned up and removed from the outside exit and property grounds.	1/10/2025