**Director of Planning and Urban Development**

**Jeff Levine**

October 11, 2013

SEA OTTER 12G LIMITED

39 COVESIDE LN YARMOUTH, ME 04096

**Inspection Services, Director**

**Tammy M. Munson**

**CBL: 064 E020001**

**Located at: 12 GILMAN ST**

**Hand Delivery**

To whom it may concern,

**POSTING NOTICE**

 An evaluation of the above-referenced property on **10/11/2013** revealed that the structure fails to comply

 With sections 6-108 (d) and 6-120 (d) of the Housing Code of the City of Portland.

The following is a list of the violations.

**Sec. 6-108. Minimum standards for structural elements**.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards:

(d) Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

**Sec. 6-120. Properties unfit for human habitation; and posted against occupancy.**

(a) Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in

such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or

the public;

Based on the above list, and pursuant to Section 6-120.3, this office declares the dwelling units #5, 6, 7 and 8 are unsafe for human habitation. A re-inspection of the premises will occur on **10/15/2013**, to ensure that the dwelling units are totally vacated and secured from vandalism.

The posted dwelling units may be reoccupied once all safety issues have been addressed and a re-inspection has taken place.

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 in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Chuck Fagone

Code Enforcement Officer

(207) 874-8789