



Planning & Urban Development Department

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

June 11, 2015

SEA OTTER 12G LIMITED
39 COVESIDE LN
YARMOUTH, ME 04096**CBL: 064 E020001**
Located at: 12 GILMAN ST**Certified Mail 7010 1870 0002 8136 8060**

To whom it may concern:

An evaluation of the above-referenced property on **06/10/2015** 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 **30 days** of the date of this notice. A re-inspection of the premises will occur on **07/13/2015** 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, appearing to read "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 SEA OTTER 12G LIMITED		Inspector Chuck Fagone	Inspection Date 6/10/2015
Location 12 GILMAN ST	CBL 064 E020001	Status Failed	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 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:	<i>Smoke detectors missing or removed in units #5 and #8.</i>				
2) 6-116. (e)	Interior			Basement	
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:	<i>All gas fired appliances should have a sprinkler head installed above and within 10 feet.</i>				
3) 6-109.5. (d)	Exterior			Entry Way	
Violation:	STAIRWAYS, STAIRS, & PORCHES				
	Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use. Every outside stairway, stairwell, stairs and porch and any appurtenances thereto shall be structurally sound, in good repair and safe to use.				
Notes:	<i>The concrete steps are falling apart and are a hazard. These should be replaced immediately.</i>				
4) 6-116. (e)	Exterior			Entry Way	
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:	<i>Exterior fire doors which lead to the rear fire escape will need to be installed at the exits to units #7 and #8.</i>				
5) 22.3.3(a)	Exterior			Yard	
Violation:	PREMISES TO BE KEPT FREE FROM RODENT HARBORAGE				
	The owner of a two (2) or more family residential building and the owner or occupant of a single family residential building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.				
Notes:	<i>Mattresses, yard debris and other waste need to be removed from the yard.</i>				