

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager SEA OTTER 12G LIMITED LIABILITY		Inspector Mike Menario	Inspection Date 3/27/2008
Location 12 GILMAN ST	CBL 064 E020001	Status Re-Inspect 10 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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|----|---|----------|--|-------------------|--|
| 1) | 6-109.e | Interior | | Basement | |
| | Violation: Rodent and vermin control. | | | | |
| | Notes: A licensed pest control operator is required to evaluate the presence of rodent feces in the basement.
Note: This shall be corrected within thirty (30) days of Notice. | | | | |
| 2) | 6-108.a | Interior | | Basement | |
| | Violation: Foundations cellars, exterior walls, roofs | | | | |
| | Notes: Foundations, basements, cellars, exterior walls, roofs. Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, 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. | | | | |
| | The basement foundation wall is deteriorating and is in need of repair. | | | | |
| | Note: This work detail shall be included on your required day egress building permit within ten (10) days. | | | | |
| 3) | 6-113.5 | Interior | | Various locations | |
| | Violation: Maintenance of lighting fixtures | | | | |
| | Notes: (e) Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city. | | | | |
| | This shall include labeling the electrical panel: filling in the void spaces within the panel, and removing old service (gear) equipment from the basement. All lights must be in good working order, and old loose wiring and unused-junction boxes shall be removed and or repaired. Because this is a multiunit a qualified electrician is required. | | | | |
| | Note: This shall be corrected within thirty (30) days of Notice. | | | | |
| 4) | 6-109.b | Interior | | Basement | |
| | Violation: Maintenance of shared areas. | | | | |
| | Notes: (b) Maintenance of shared areas. Every owner or operator of a multiple dwelling or rooming house shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and dwelling premises. | | | | |
| | This shall include removing all trash and debris from the basement. | | | | |
| | Note: This shall be corrected within thirty (30) days of Notice. | | | | |

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5) 6-108.d Exterior

Violation: Stairways, stairwells, stairs and porches.

Notes: (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.

Note: This requires a building permit from our office within ten (10) days.

Comments: I spoke with Louise Murphy on the 28th day of March, 2008 and gave the option to submit a permit application to repair the foundation/ porch as an opportunity to avoid legal notice.