



Planning &amp; 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**

<b>Owner/Manager</b> SEA OTTER 12G LIMITED		<b>Inspector</b> Chuck Fagone	<b>Inspection Date</b> 6/10/2015
<b>Location</b> 12 GILMAN ST	<b>CBL</b> 064 E020001	<b>Status</b> Failed	<b>Inspection Type</b> Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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:** *Smoke detectors missing or removed in units #5 and #8.*

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:** *All gas fired appliances should have a sprinkler head installed above and within 10 feet.*

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:** *The concrete steps are falling apart and are a hazard. These should be replaced immediately.*

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:** *Exterior fire doors which lead to the rear fire escape will need to be installed at the exits to units #7 and #8.*

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:** *Mattresses, yard debris and other waste need to be removed from the yard.*

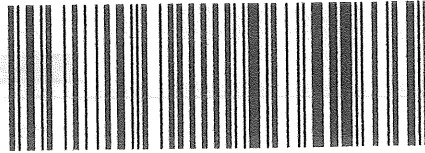
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Portland, Maine



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Inspection Division  
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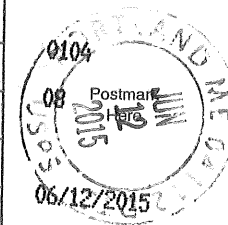
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OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)		N/A
		N/A
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Total Postage & Fees	\$	\$6.74



Sent To **SEA OTTER 126 LTD**  
Street, Apt. No., or PO Box No. **39 CONESIDE LN**  
City, State, ZIP+4 **YARMOUTH ME 04092**