



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Inspections Division Director
Tammy Munson

October 17, 2011

STEPHEN R BROWN
38 DAY RD
GORHAM, ME

CERTIFIED NUMBER: 70101870000281365281

RE: HOUSING COMPLAINT
Loacted At: 25 HEMLOCK ST
CBL: 065- A-010-001
Case Number: 2011-10-2404-BUILD

Dear Mr. Stephen Brown:

An evaluation of the above-referenced property on 10/12/2011 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, and photographs of each violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within Seven (7) days of the date of this notice. **A re-inspection of the premises will occur on 10/24/2011 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 be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Please feel free to contact me @ (207) 874-8707 if you wish to discuss the matter or have any questions.

Sincerely,

George Froehlich
Code Enforcement Officer

**CITY OF PORTLAND
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT
 389 CONGRESS STREET
 PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner STEPHEN R BROWN		Code Enforcement Officer George Froehlich	Inspection Date 25 HEMLOCK ST
Location 25 HEMLOCK ST	CBL 065- A-010-001	Status Open	Case Number 2011-10-2404-BUILD

1. FOUNDATIONS CELLARS, EXTERIOR-City Ord. § 6-108.(a)

Repair the brick foundation so that it is weathertight and structurally sound, a separate building permit may be required.

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. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.

2. MAINTENANCE OF SHARED AREA-City Ord. § 6-109.(b)

Remove all trash: debris, tires, and junk vehicle parts from the premises.

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.

3. STAIRWAYS, STAIRS, & PORCH -City Ord. § 6-109.5.(d)

Repair, and or replace the front steps, and second floor exterior stairwell so that they are structurally sound, a separate building permit is required.

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.

4. DISPOSAL OF RUBBISH, ASHE-City Ord. § 6-109.(d)

Provide the minimal number of weatherproof, watertight trash containers for each dwelling unit in compliance with the City Code, see below.

Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows: 1. It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements. 2. It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements. 3. It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.