



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

December 16, 2011

Stephen R Brown
38 Day Rd.
Gorham, ME

RE: 25-27 Hemlock St.

Case Number: 2011-10-2404

CBL: 065 A010

CERTIFIED NUMBER:

Dear Mr. Brown,

An evaluation of the above-referenced property on 12/16/2011 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 of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 3 days of the date of this notice. A re-inspection of the premises will occur on 12/16/2011 at which time compliance will be required. If compliance is not complete and all life safety violations correct, the building will be vacated.

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 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 December 16, 2011
Location 25-27 Hemlock St.	CBL 065 A010	Status Open	Case Number 2011-10-2404

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.

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.

5. Minimum standards for safety-City Ord. § 6-116.(b)

Replace demolished second floor exterior egress staircase.

Every dwelling unit and every rooming unit shall have safe, unobstructed means of egress leading to safe and open spaces at ground level in accordance with applicable statutes, regulations and ordinances.

6. Minimum standards for safety-City Ord. § 6-116.(e)

Provide CO detector on every level of every unit. Provide smoke detectors in every sleeping room and unit common area.

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. The enforcement authority's inspection obligation under this subsection shall be limited to notify and cite the owner or any designated responsible party for violations relating to fire/smoke detectors and fire alarms systems.

7. Minimum heating standards-City Ord. § 6-114.(c)

Repair improperly installed combustion vent for water heating appliance.

Maintenance of equipment. All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.

8. Minimum lighting standards-City Ord. § 6-113.(e)

Repair open electrical splices throughout all building units and common areas and basement.

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.