



# PORTLAND MAINE

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**Director of Planning and Urban Development**  
Penny St. Louis Littell

**Inspections Division Director**  
Tammy Munson

March 23, 2011

*Owned?  
address?*

*Gerard Coffrey Hi Tammy  
Please review  
Thanks,  
Michael*

RE:

*04102*

16 HEMLOCK ST

CBL: 065 - - B - 005 - 001 - - - - -

Case Number: 2011-03-510-Zone

A re-inspection of your property located at the above referenced address, on 3/8/2011, revealed that the structure and premises fails to comply with the previous violation notice sent to you. Attached is a copy of the outstanding violations.

The property continues to be in violation of Article V. of the Housing Code of the City of Portland. All referenced violations shall be corrected within 5 days of the date of this notice. A re-inspection of the premises will occur on at which time compliance will be required.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations.

This must be paid prior to . Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Michael A. Collins  
Code Enforcement Officer

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

## INSPECTION VIOLATIONS

<b>Owner</b>		<b>Code Enforcement Officer</b> Determined, To Be	<b>Inspection Date</b> 16 HEMLOCK ST
<b>Location</b> 16 HEMLOCK ST	<b>CBL</b> 065 - - B - 005 - 001 - - - - -	<b>Status</b> Open	<b>Case Number</b> 2011-03-510-Zone

INTERIOR FLOORS, WALLS, C-City Ord. § 6-108.(b)

***--Repair and seal off all openings, and penetrations.***

Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

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

***--Remove and dispose of all trash and debris, inside and outside of dwelling.***

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.

LIGHTING STANDARDS/HABITA-City Ord. § 6-113.(a)

***--Install new light fixtures, and replace or repair damaged light fixtures.***

Minimum lighting standards/Habitable rooms. Every habitable room, other than rooms used primarily for sleeping, shall contain at least two (2) separate duplex convenience outlets or at least one (1) duplex convenience outlet and one (1) ceiling-type or wall-type electric light fixture.

MAINTENANCE OF ASSIGNED A-City Ord. § 6-109.(a)

***--Clean and maintain entire dwelling unit.***

Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

MINIMUM STANDARDS FOR SAF-City Ord. § 6-116.

***--Install and maintain smoke detectors as required, per City and State Law.***

***--All open electrical boxes, shall be closed off and open connections repaired.***

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with the minimum standards for safety from fire found in subsections 1 through 6