



Permitting and Inspections Department
Michael A. Russell, MS, Director

November 30, 2017

SIMMS ELLEN M
47 PLEASANT HILL RD
FALMOUTH, ME 04105

CBL: 065 B007001
Located at: 6 HEMLOCK ST

Certified Mail 7014 1820 0001 4049 7543

Dear SIMMS ELLEN M,

An evaluation of the above-referenced property on **11/29/2017** 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. (Owner should have a plan in place within 30 days to deal with the non-compliant windows.) 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 Jon Rioux at 207-874-8702 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,

/s/ 

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager SIMMS ELLEN M		Inspector Jason Duval	Inspection Date 11/29/2017
Location 6 HEMLOCK ST	CBL 065 B007001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 210

Violation: ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.
NFPA 101 (2009) 24.2.2.3.3

Notes: The normal operation opening of the window shall be at least 20 inches wide by 24 inches high (3.3 square ft.). The entire window frame opening shall be at least 5.0 square feet. If rough opening of a window needs to be changed than the window must meet the NFPA code requirements of 5.7 square feet.

Comments: 11/29 Inspection. Field Inspection- Upstairs bedrooms do not meet egress window requirements. The windows are too small in size. One bedroom's window measured to be 17 inches high by 15 inches wide. Two other bedrooms had windows measuring 29 inches high by 18 inches wide.