



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

November 30, 2017

RAHMON LLC
PO BOX 6149
FALMOUTH, ME 04105

CBL: 065 E007001
Located at: 105 GILMAN ST

Certified Mail 7014 1820 0001 4049 7345

Dear RAHMON LLC,

An evaluation of the above-referenced property on **11/30/2017** 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. A re-inspection of the premises will occur on **12/8/2017** 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 "Matt Sarapas".

Matt Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RAHMON LLC		Inspector Matthew Sarapas	Inspection Date 11/22/2017
Location 105 GILMAN ST	CBL 065 E007001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-109.5.(c)

Violation: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight and vermin-proof, and shall be kept secured to prevent ingress of people and animals.

Notes: First floor replacement windows not weather tight.

2) 22.3.3(a)

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: Exterior of the property has a large accumulation of junk, food waste and other debris.

3) 55.047

Violation: NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

Notes: Basement

4) 55.040

Violation: NFPA 101- 31.3.1.1 VERTICAL OPENING VIOLATIONS; VERTICAL OPENINGS SHALL COMPLY WITH 31.3.1.1.1 THROUGH 31.3.1.2.

Notes: Third floor ceilings front and rear need 1 hour rating.

5) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: Items stored in hallways including shopping carts, furniture etc. Additionally, tenant has plastic cigarette receptacle in first floor front hallway.

6) 55.025

Violation: NFPA 101- 7.2.2.4.1.1 STAIRS SHALL HAVE HANDRAILS; STAIRS AND RAMPS SHALL HAVE HANDRAILS ON BOTH SIDES, UNLESS OTHERWISE PERMITTED IN 7.2.2.4.1.5 OR 7.2.2.4.1.6.

Notes: Throughout

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7) 55.089

Violation: NFPA 70E CERTIFY ELECTRICAL SYSTEM; REFER TO NFPA 70E REGARDING
CERTIFICATIONS ASSOCIATED WITH ELECTRICAL SYSTEMS.

Notes: Old service panels still in place with exposed wiring.

8) 3.011

Violation: NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE
31.3.2.1.1 SHALL BE PROTECTED AS INDICATED:
BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT
(MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)

Notes:

Comments: Unable to make contact with any tenants to determine validity of insect, mold and plumbing leaks. Per
inspection, violations exist of trash on property, first floor replacement windows not weather tight,
multiple fire code violations also observed. Full inspection with fire needed.