



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

July 22, 2017

GALLAGHER NANCY L
67 PAYSON ST
PORTLAND, ME 04102

CBL: 066A A016001
Located at: 67 PAYSON ST

Mail

Dear GALLAGHER NANCY L,

An evaluation of the above-referenced property on **07/20/2017** 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 **08/22/2017** 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,

/s/ 

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street Portland,
Maine 04101

Inspection Violations

Owner/Manager GALLAGHER NANCY L		Inspector Kevin Hanscombe		Inspection Date 7/20/2017
Location 67 PAYSON ST	CBL 066A A016001	Status Violations Exist		Inspection Type Inspection
Code	Int/Ext	Floor	Unit No.	Area
				Compliance Date

1) 205

Violation: SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-Smoke Alarms / station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

Notes: NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)
Replace existing Smoke alarms with code compliant Lithium or hard wired explained above (combination alarms may still be used, one for the basement and 2 needed for the 1st and 2nd floors because of the door way in the hallway that can separate the sleeping area[s])

2) 207

Violation: CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Carbon Monoxi Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

Notes: NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468
Replace existing CO alarms with code compliant Lithium or hard wired,, explained above. (combination Smoke and CO alarms may still be used, one for the basement and 2 needed for each 1st and 2nd floor because of the door way in the hallway that can separate the sleeping area[s])

3) 206

Violation: SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or Smoke Alarms / multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.

Notes: NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i) Every bedroom (potential sleeping room) needs to have its own smoke alarm. Rooms not being currently used as a bedroom but still having a bed in them are still considered a bedroom and require their own smoke alarm.

4) 211

Violation: NFPA 7.2.1.5.2 (2009) Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.

Notes: Egress doors had skeleton keys being used as primary lock. LL shall immediately remove Skeleton keys and stop this practice by seeking code compliant and alternative measures for locking doors.

Comments: