



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

December 23, 2011
Joshua Doucette
7 Edgefield Rd
Gorham, ME
04038

CERTIFIED NUMBER: 70101870000281365458

RE: 10 Deane St.

CBL: 066A C004

Case Number: 2011-12-2888

Dear Mr. Doucette,

An evaluation of the above-referenced property on 12/22/2011 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 life safety referenced violations shall be corrected within 7 days of the date of this notice. All other referenced violations shall be corrected within 30 days of the date of this notice. Re-inspections of the premises will occur on 12/30/2011 and 1/23/2011 respectively 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 \$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.

Sincerely,

George Froehlich
Code Enforcement Officer

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

INSPECTION VIOLATIONS

Owner Josh Doucette		Code Enforcement Officer George Froehlich	Inspection Date 12/22/2011
Location 10 Deane St	CBL 066A C004	Status Open	Case Number 2011-12-2888

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

Install smoke detectors of the photoelectric type in each sleeping room and each habitable room with exception to the kitchen and bathroom. Install a CO detector on each level of the dwelling unit.

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.

2. Minimum standards for structural elements.-City Ord. § 6-108.(f)

Repair or replace broken bathroom vent and dryer duct vent.

Required equipment and utilities. Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.

3. Minimum standards for structural elements.-City Ord. § 6-108.(c)

Repair or replace rotten bedroom window and rotten bathroom window.

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 in sound working condition and good repair.

4. Minimum standards for structural elements.-City Ord. § 6-108.(d)

Repair or replace rotten structurally compromised rear deck and rail.

Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

5. Minimum standards for structural elements.-City Ord. § 6-108.(b)

Repair peeling plaster in bedroom and living room on ceiling.

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