



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

January 8, 2018

APPEL JOSEPH J &
33 ORKNEY ST
PORTLAND, ME 04103

CBL: 081 G006001
Located at: 17 KENWOOD ST

Certified Mail 7017 2680 0000 5498 1129

Dear APPEL JOSEPH J &,

An evaluation of the above-referenced property on **01/08/2018** 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. Immediately install smoke/CO alarms for each level. All other referenced violations shall be corrected within 14 days of the date of this notice. Please contact the Housing Safety office at 207-756-8131 or housingsafety@portlandmaine.gov within 14 days to schedule a re-inspection. 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/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a horizontal line.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager APPEL JOSEPH J &		Inspector Jason Duval	Inspection Date 1/8/2018
Location 17 KENWOOD ST	CBL 081 G006001	Status Failed	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 205

Violation: SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or 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: (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.

NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Immediately install smoke alarms on each level of the building.

2) 206

Violation: SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or 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.

NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Bedrooms require smoke alarms.

3) 207

Violation: CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: 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.

NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468

Notes: Install CO alarms for 1st and 2nd floors.

Comments: Field Inspection- 1/8/2018. Smoke alarm not working in kitchen. Smoke alarm in 2nd floor hallway not working. Smoke alarm in bedroom not working. Bedrooms missing smoke alarms. CO alarms missing on 1st and 2nd floors. Due to no protection in the building, Smoke alarms and CO alarms for each level need to be immediately installed. Missing bedroom smoke alarms should be installed within 14 days.