



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

January 2, 2018

NISBET GREGORY J
124 NOYES ST
PORTLAND, ME 04103

CBL: 082 A011001
Located at: 124 NOYES ST

Certified Mail 7013 2250 0001 6995 1892

Dear NISBET GREGORY J,

An evaluation of the above-referenced property on **11/17/2017** 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 **02/01/2018** 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/

A handwritten signature in black ink, appearing to read "Jason Duval", with a large, stylized flourish extending to the right.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager NISBET GREGORY J		Inspector Jason Duval	Inspection Date 11/17/2017
Location 124 NOYES ST	CBL 082 A011001	Status Failed	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 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: CO alarm required in basement.

2) 208

Violation: FREE / CLEAR EGRESS; Means of Escape - One and Two-Family Dwellings: Every sleeping room and every living area shall have not less than one primary means of egress which shall be a door, stairway, passage, ramp, or hall providing a way of unobstructed travel to the outside of the dwelling or street or the finished ground level and one secondary means of escape independent and remote from the primary means of escape or rescue which may also include large windows or balconies or nonlockable ways under the control of the person escaping.

NFPA 101 (2009) 24.2.2

Notes: Stairwell needs to be cleared of all debris. Address the windows that do not meet egress requirement. Plan of Action for windows should be submitted to housing safety office within 30 days.

3) 211

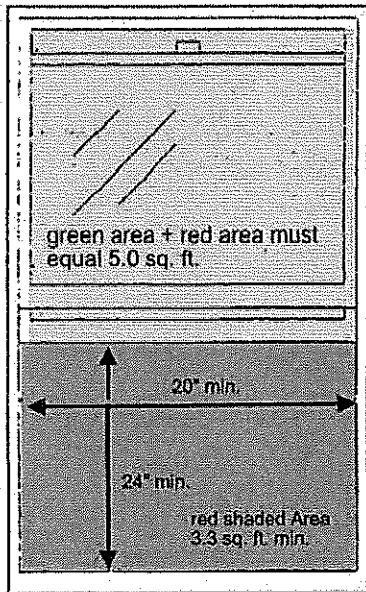
Violation: OTHER

Notes: Remove curtain next to heater.

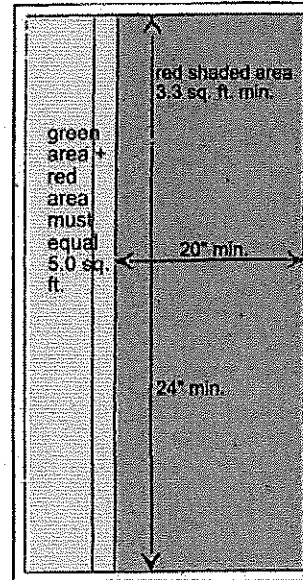
Comments: 11/17/2017 Field Inspection- Curtains next to heater need to be removed. Stairs need to be cleared. Bedroom window 29 inches wide by 20 inches high. Living room 24W by 20H. The normal operation opening of the window shall be at least 20 inches wide by 24 inches high. CO required for basement.

Existing Buildings Built Before 1976

THE EGRESS WINDOW



double-hung



casement


The minimum width of the opening shall be at least 20 inches



The minimum height of the opening shall be at least 24 inches

When the window is in the normal operation maximum open position the opening must provide at least 3.3 square feet in area.

In addition the total window frame opening must equal 5.0 square feet

The height in inches times the width in inches must equal at least 480 square inches.
 $20 \times 24 = 480$ square inches divided by 144 equals 3.333 square feet.

 = normal operation opening of window

 +  = the total window frame opening size if the window sash(s) and parts were removed from the opening.