



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

February 14, 2018

I-IV-V LLC  
PO BOX 10025  
PORTLAND, ME 04104

**CBL: 082 B024001**  
**Located at: 15 DEVONSHIRE ST**

**Certified Mail 7017 2680 0000 5498 1501**

Dear I-IV-V LLC,

An evaluation of the above-referenced property on **02/13/2018** 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. All referenced violations (excluding Fire doors/fire exit railing) shall be corrected within 30 days of the date of this notice. A plan of action for the fire doors is required within 30 days. A building permit application is required to be filed with the Permitting and Inspections Department within 30 days for fire exit roof railing. 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**

<b>Owner/Manager</b> I-IV-V LLC		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/13/2018
<b>Location</b> 15 DEVONSHIRE ST	<b>CBL</b> 082 B024001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.161	Interior	3rd	3	Bedroom	
<b>Violation:</b>	NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.				
<b>Notes:</b>	Top floor unit bedroom requires smoke alarm.				
2) 55.051	Interior			Through Out	
<b>Violation:</b>	NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.				
<b>Notes:</b>	All fire doors are required to self close and self latch.				
3) 6-108.(d)	Interior	1		Stairways	
<b>Violation:</b>	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.				
<b>Notes:</b>	Repair opening under stairwell.				
4) 55.047	Interior			Stairways	
<b>Violation:</b>	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.				
<b>Notes:</b>	3 Unit doors are required to be 1 hour fire rated doors. Basement door requires to be fire rated.				
5) 211	Exterior				
<b>Violation:</b>	OTHER				
<b>Notes:</b>	NFPA 101 7.2.8.5.1- All fire escape stairs have walls or guards and handrails on both sides in accordance with 7.2.2.4. A building permit is required to be applied for with the Permitting and Inspections Department within 30 days.				
<b>Comments:</b>	Field Inspection 2/13/18- Multiple Fire doors required. 3 unit doors and one basement door required to be 1 hour fire rated. Plan of action for fire doors required within 30 days. Unit doors are required to self close and self latch. Under stairs needs to be repaired. Bedroom for top floor unit requires to have a hardwired smoke alarm. Railing required for fire exit for the top floor unit on roof. Owner needs to apply for a building permit for the railing within 30 days of the date of notice.				



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

February 14, 2018

I-IV-V LLC  
PO BOX 10025  
PORTLAND, ME 04104

**CBL: 428 K006001**  
**Located at: 226 SHERWOOD ST**

**Certified Mail 7017 2680 0000 5498 1501**

Dear I-IV-V LLC,

An evaluation of the above-referenced property on **02/13/2018** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **03/19/2018** 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", written over a horizontal line.

Jason Duval  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> I-IV-V LLC		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/13/2018
<b>Location</b> 226 SHERWOOD ST	<b>CBL</b> 428 K006001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.05					
<b>Violation:</b>	NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.				
<b>Notes:</b>	CO alarm required in basement.				
2) 55.160					
<b>Violation:</b>	NFPA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements.				
<b>Notes:</b>	Address the hanging smoke alarm in second floor bedroom.				
3) 55.001					
<b>Violation:</b>	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.				
<b>Notes:</b>	Stairwells are required to be clear and free of debris. Back stairwell needs to have debris removed in stair area outside of unit. Front stairwell is required to have debris removed from stairwell outside of the unit.				
4) 55.051					
<b>Violation:</b>	NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.				
<b>Notes:</b>	Unit doors are required to self close and self latch				
<b>Comments:</b>	Field Inspection 2/13/18- CO alarm required for basement. Smoke alarm hanging in second floor bedroom. Stairways need to be cleared of debris (Front and back). Fire doors are required to self close and self latch.				



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

February 14, 2018

I-IV-V LLC  
PO BOX 10025  
PORTLAND, ME 04104

**CBL: 066A G007001**  
**Located at: 163 WASHBURN AVE**

**Certified Mail 7017 2680 0000 5498 1501**

Dear I-IV-V LLC,

An evaluation of the above-referenced property on **02/13/2018** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **03/19/2018** 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.

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Sincerely,

/s/ 

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> I-HV-V LLC		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/13/2018
<b>Location</b> 163 WASHBURN AVE	<b>CBL</b> 066A G007001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.05	Interior			Basement	
<b>Violation:</b>	NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.				
<b>Notes:</b>	Smoke/CO alarm required in basement.				
2) 55.161	Interior		2	Bedroom	
<b>Violation:</b>	NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.				
<b>Notes:</b>	Smoke alarm required required in second floor bedroom.				
3) 55.164	Interior			Basement	
<b>Violation:</b>	NFPA 72- 5.5.2.1 SMOKE DETECTORS ON ALL FLOOR LEVELS; If required and unless otherwise modified by 5.5.2.1.1 through 5.5.2.1.5, total coverage shall include all rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings, and other subdivisions and accessible spaces as well as the inside of all closets, elevator shafts, enclosed stairways, dumbwaiter shafts, and chutes.				
<b>Notes:</b>	Smoke/CO alarm required in basement.				
4) 3.011					
<b>Violation:</b>	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)				
<b>Notes:</b>	Any non electric water heaters are required to have sprinkler protection.				
5) 55.051					
<b>Violation:</b>	NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.				
<b>Notes:</b>	Unit doors are required to self close and self latch.				
<b>Comments:</b>	Field Inspection 2/13/18- Smoke/CO alarm required in basement. Smoke alarm required for second floor bedroom. Any non-electric water heaters are required to have sprinkler protection. Unit doors required to self close and self latch.				



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

February 14, 2018

LIVES IN ROOM LLC  
PO BOX 10025  
PORTLAND, ME 04104

**CBL: 053 C007001**  
**Located at: 176 GRANT ST**

**Certified Mail 70172680 0000 5498 1501**

Dear LIVES IN ROOM LLC,

An evaluation of the above-referenced property on **02/13/2018** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **03/19/2018** 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.

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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**

<b>Owner/Manager</b> LIVES IN ROOM LLC		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/13/2018
<b>Location</b> 176 GRANT ST	<b>CBL</b> 053 C007001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.05 Interior Basement  
**Violation:** NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.  
**Notes:** CO alarm required for basement.

2) 55.047 Interior Basement  
**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 door is required to be an 1 hour rated fire door.

3) 55.001 Interior Stairways  
**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:** Remove debris on stairwells.

4) 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:** Any non electric water heaters are required to have sprinkler protection.

5) 6-117.  
**Violation:** INSPECTIONS; The health or building authority, upon proper identification, shall have the right to enter at any and all reasonable times into or upon any dwelling or dwelling premises within the city for the purpose of inspecting the dwelling or dwelling premises in order to determine compliance with the provisions of this article.  
**Notes:** Unable to gain entry into first floor bedroom.

6) 55.051 Interior Through Out  
**Violation:** NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.  
**Notes:** Unit doors are required to self close and self latch.

**Comments:** Field Inspection 2/13/18- Basement missing CO alarm. Unable to get into first floor bedroom. Basement needs to be fire door. Any non electric water heaters are required to have sprinkler protection. Clear stairs of debris from stairwell. Unit doors are required to self close and self latch.