



September 13, 2016

SOPHIA WEST
49 WINDING WAY
PEAKS ISLAND, ME 04108

CBL: 085 P012001
LOCATED AT: 49 WINDING WAY

NOTICE OF VIOLATION AND ORDER TO CORRECT

Dear Ms. West,

An evaluation of the above-referenced property by officials from the City's Permitting and Inspections Department, and Health and Human Services Division on 08/18/2016 revealed that your property is in violation of the City of Portland Buildings and Building Regulations Ordinance and Sewer Ordinance, as well as the State of Maine Subsurface Wastewater Disposal Rules. Attached is a list of the violations.

The City is willing to work cooperatively with you to create an appropriate action plan to address the violations and to streamline all necessary permits for re-occupancy; however, there are safety standards that must be met. You must complete the following:

- 1) **Secure the property from entry and vandalism within ten days of the date of this Notice.**
- 2) **Immediately discontinue the use of your subsurface wastewater system pursuant to §§ 2(F)(3) and 2(F)(4) of the Maine Subsurface Wastewater Disposal Rules and § 24-35 of the City of Portland Code of Ordinances. The subsurface wastewater system may not be used, and the building may not be reoccupied, unless and until the system is repaired in compliance with state law and local ordinances to the satisfaction of the City.**
- 3) **Pump "empty" the septic tank within 30 days of the date of this Notice.**
- 4) **Before you may re-occupy the building, you must remedy the attached violations and bring the property into compliance with state law and the City Code. You must obtain the necessary permits before**

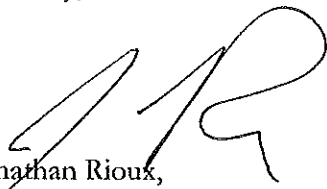


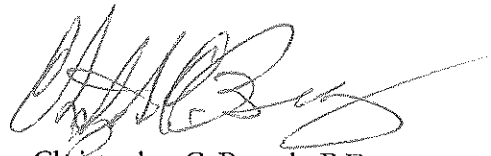
undertaking any work on the property.

If you choose not to remedy the violations as required, the City will be forced to bring an enforcement action against you, which may include civil penalties and other legal remedies.

Please feel free to contact Duane Hanson at (207) 874-8707 in the City's Permitting and Inspections Department, or Benjamin Pearson at (207) 874-8843 in the City's Department of Public Works if you have any questions.

Sincerely,


Jonathan Rioux,
Inspections Manager
Permitting and Inspections Department


Christopher C. Branch, P.E.
Director
Department of Public Works

cc: Duane Hanson, Code Enforcement Officer

CITY OF PORTLAND
PERMITTING AND INSPECTIONS DEPARTMENT
389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Manager WEST SOPHIA		Inspector Duane Hanson	Inspection Date 8/19/2016
Location 49 WINDING WAY	CBL 085 P012001	Status Posting Notice	Inspection Type Inspection

Violation: UNSAFE ELECTRICAL SYSTEMS AND WIRING, City Code §§ 6-32, 6-43, 6-71.
Electrical systems and wiring must be in compliance with the National Electrical Code and must be installed so as to reduce to a minimum the likelihood of the spread of fire.

Notes: The electrical wiring (unsafe) is not in good working condition, see photographs. Electrical service will be discontinued until the system has been corrected, reinspected, and approved.

Violation: FOUNDATIONS CELLARS, EXTERIOR WALLS, ROOFS, City Code § 6-108(a).
Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.

Notes: The exterior wall and roof systems are improperly maintained, see photographs.

Violation: MAINTENANCE OF SANITARY FACILITIES, City Code § 24-35; State of Maine Subsurface Wastewater Disposal Rules §§ 2(E), 2(F)(3), 2(F)(4).
Any building intended for human occupancy must be provided with suitable and sanitary facilities, and must be maintained in safe and sanitary condition.

Notes: The subsurface wastewater disposal system is malfunctioning and must be replaced.