



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

October 30, 2017

MORSE ELEANOR
45 PLEASANT AVE
PEAKS ISLAND, ME 04108

CBL: 087 C006001
Located at: 45 PLEASANT AVE PI

Certified Mail 7014 1820 0001 4049 6959

Dear MORSE ELEANOR,

An evaluation of the above-referenced property on **10/26/2017** 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 **11/27/2017** 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 that reads "Jason Duval". The signature is stylized and written in cursive.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager MORSE ELEANOR		Inspector Jason Duval	Inspection Date 10/26/2017
Location 45 PLEASANT AVE PI	CBL 087 C006001	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: 2 CO alarms are required for first floor.

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: All bedrooms are required to have smoke alarms.

Comments: 2 CO alarms are needed for first floor. Smoke alarms are required for 3 bedrooms upstairs.