



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

November 16, 2017

BAY-MOR LLC
TWO MONUMENT SQ STE 603
PORTLAND, ME 04101

CBL: 109A B007001
Located at: 197 SOUTH RD (Cliff Island)

Certified Mail 7014 1820 0001 4049 7291

Dear BAY-MOR LLC,

An evaluation of the above-referenced property on **11/16/2017** 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. When the violations are corrected you can send photos to jduval@portlandmaine.gov. 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 BAY-MOR LLC		Inspector Jason Duval	Inspection Date 11/16/2017
Location 197 SOUTH RD (Cliff Islan	CBL 109A B007001	Status Follow up Required	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 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 requir smoke alarms.

Comments: Missing smoke alarms in bedrooms upstairs. Can email jduval@portlandmaine.gov pictures of the smoke alarms in the bedrooms when they are put in.