



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

August 30, 2017

HUTZLER JUDI S
PO BOX 184
PORTLAND, ME 04112

CBL: 111 D010001
Located at: 11 GRASMERE RD

Certified Mail 7015 3010 0000 0201 1102

Dear HUTZLER JUDI S,

An evaluation of the above-referenced property on **08/24/2017** 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 **09/25/2017** 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, appearing to read "MS", written over a horizontal line.

Matthew Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager HUTZLER JUDI S		Inspector Matthew Sarapas	Inspection Date 8/24/2017
Location 11 GRASMERE RD	CBL 111 D010001	Status Violations Exist	Inspection Type Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 207 Interior

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: Replace the missing CO alarm in the basement and Smoke/CO alarm in the common area in second floor unit.

2) 206 Interior

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: Install code compliant Smoke/CO alarms in both bedrooms.

3) 6-113.(e) Interior

Violation: MAINTENANCE OF LIGHTING FIXTURES; Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

Notes: Replace the missing hardwired smoke detector or make live wire safe. Note: Licensed electrician required.

4) 205 Interior

Violation: SMOKE ALARMS / LEVEL; 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: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Install the missing smoke/Co alarm in the common area in the upstairs unit.

5) 6-109.(b) Interior

Violation: MAINTENANCE OF SHARED AREAS.; MAINTENANCE OF SHARED AREAS. EVERY OWNER OR OPERATOR OF A MULTIPLE DWELLING OR ROOMING HOUSE SHALL MAINTAIN IN A CLEAN AND SANITARY CONDITION THE SHARED OR PUBLIC AREAS OF THE DWELLING AND DWELLING PREMISES.

Notes: Remove the debris from the top of the stairs to the second unit.

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Inspection Violations

Owner/Manager HUTZLER JUDI S		Inspector Matthew Sarapas	Inspection Date 8/24/2017
Location 11 GRASMERE RD	CBL 111 D010001	Status Violations Exist	Inspection Type Housing Inspection

Comments: 8/24 Inspection- Missing CO alarm in basement. Smoke alarms need to be mounted on the wall in both bedrooms of second floor unit. Smoke/Co combo alarm needed for common area of second floor unit. Live wire where smoke alarm used to be outside bedrooms of second floor unit needs to be made safe. Top of the stairs to the second unit needs to be cleared of debris.