

# PORTLAND MAINE

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*Director of Planning and Urban Development  
Penny St. Louis Littell*

*Inspection Services, Director  
Tammy M. Munson*

July 8, 2010

GUIDI J PETER JR  
120 DARTMOUTH ST  
PORTLAND , ME 04103

**CBL: 116 A024001**  
**Located at 120 DARTMOUTH ST**

**Certified Mail 70090820000141892027**

Dear Mr. GUIDI,

An evaluation of the above-referenced property on 07/07/2010 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 14 days of the date of this notice. A re-inspection of the premises will occur on 07/21/2010 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Nicholas Adams @  
Building Inspector

RECEIVED

AUG 23 2010

Dept. of Building Inspections  
City of Portland Maine

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> GUIDI J PETER JR		<b>Inspector</b> Nicholas Adams	<b>Inspection Date</b> 7/7/2010
<b>Locatation</b> 120 DARTMOUTH ST	<b>CBL</b> 116 A024001	<b>Status</b> Re-Inspect 14 Days	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 105.1 Exterior Garage  
**Violation:** Building w/o Permit  
**Notes:** Interior framing and electrical work all needs to have a permit and be inspected. Need to come to city hall to fill out an after the fact permit.

2) 105.1 Interior Porch  
**Violation:** Building w/o Permit  
**Notes:** All rear proches that have been converted into bedrooms need to be permitted and inspected. Need to come in to city hall to fill out an after the fact permit.

3) 6-109.5.(b) Interior Entire  
**Violation:** Interior floors, walls, ceilings,doors.  
**Notes:** The entire dwelling needs to have a complete walk through with a building inspector, fire inspector, and Electricial Inspector. The smoke detector all need to be installed and interconnected. All exposed wiring needs to be removed or covered up. Note any building, electric, plumbing, HVAC being installed needs a seperate permit for each application.

**Comments:** Brian and I went to the dwelling to meet with the tenant Robin. Upon are arrival we spoke with the LL Peter. I noticed new construction in the garage and new construction to the porches out back. The owner brought brian and I through the dwelling basement to the third floor. We noticed some electrical problems like smoke dectectors not hooked up, exposed outlets and junction boxes not covered, and a few lighting and fan issues. I also noted that there are not proper fire doors with closers and unit numbers. This is an on going legal problem with the tenant and LL. Pd was called in for a LL tenant dispute while we were on site. There are many issues with this property including work being done with out permit, fire/life safety issues, and maybe a land use violation. I will be making a follow up inspection on 7-21-2010. NLA

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MAINE**

Inspection Services Division

389 Congress Street, RM 315  
Portland, Maine 04101-3509



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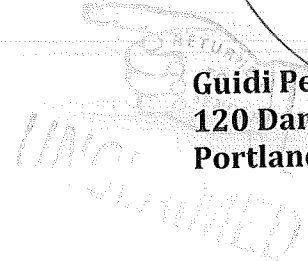
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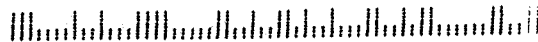
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*BNA  
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**Guidi Peter  
120 Dartmouth  
Portland, Maine 04103**



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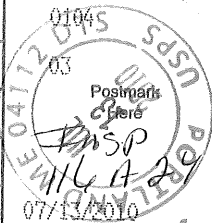
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Total Postage & Fees	\$	\$5.54



Sent To Guidi Peter

Street, Apt. No.;  
or PO Box No. 120 Deatmoade

City, State, ZIP+4 Port ME 04103

PS Form 3800, August 2006

See Reverse for Instructions