



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

August 16, 2017

STONE GREGORY B  
360 WOODFORD ST  
PORTLAND, ME 04103

**CBL: 122 E007001**  
**Located at: 360 WOODFORD ST**

**Certified Mail 7015 3010 0000 0201 0938**

Dear STONE GREGORY B,

An evaluation of the above-referenced property on **08/16/2017** 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. A re-inspection of the premises will occur on **09/18/2017** 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 "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**

<b>Owner/Manager</b> STONE GREGORY B		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 8/16/2017
<b>Location</b> 360 WOODFORD ST	<b>CBL</b> 122 E007001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 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:** Replace missing smoke alarms in the 4 bedrooms in second unit.

2) 208 Interior Stairways

**Violation:** FREE / CLEAR EGRESS; Means of Escape - One and Two-Family Dwellings: Every sleeping room and every living area shall have not less than one primary means of egress which shall be a door, stairway, passage, ramp, or hall providing a way of unobstructed travel to the outside of the dwelling or street or the finished ground level and one secondary means of escape independent and remote from the primary means of escape or rescue which may also include large windows or balconies or nonlockable ways under the control of the person escaping.

NFPA 101 (2009) 24.2.2

**Notes:** Remove the tree from stairwell.

3) 55.026 Interior Stairways

**Violation:** NFPA 101- 7.2.2.4.1.6 STAIRS WITH IN UNITS NEED HANDRAILS; EXISTING STAIRS, EXISTING RAMPS, STAIRS WITHIN DWELLING UNITS AND WITHIN GUEST ROOMS, AND RAMPS WITHIN DWELLING UNITS AND GUEST ROOMS SHALL BE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY.

**Notes:** Handrail needed for Owner owned unit.

4) 55.080

**Violation:** NFPA 101- 31.1.5.1 ELECTRICAL VIOLATION; UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.

**Notes:** Remove debris around electrical panel in basement.

**Comments:** 8/16 Inspection- Smoke alarms needed in all 4 bedrooms of second unit. Area around panel in basement needs to be cleared. Handrail needed in stairwell for owner unit. Tree needs to be moved from stairwell.