



Planning &amp; Urban Development Department

Director of Planning and Urban Development  
Jeff LevineInspection Services, Director  
Tammy M. Munson

July 1, 2015

WOODFORD STREET  
51 BELFIELD RD  
CAPE ELIZABETH, ME 04107**CBL: 123 L004001**  
**Located at: 259 WOODFORD ST****Certified Mail 7010 1870 0002 8136 8503**

To whom it may concern:

An evaluation of the above-referenced property on **06/30/2015** 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 detailed plan of action outlining time frames in writing to our office will suffice. A follow up will occur **8/3/2015** 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,

A handwritten signature in black ink, appearing to read "Chuck Fagone".

Chuck Fagone  
Code Enforcement Officer  
(207) 874-8789

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> WOODFORD STREET		<b>Inspector</b> Chuck Fagone	<b>Inspection Date</b> 6/30/2015
<b>Location</b> 259 WOODFORD ST	<b>CBL</b> 123 L004001	<b>Status</b> Follow up Required	<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) 6-108. (d)                      Exterior                                      Rear Decks

**Violation: STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES**

Every inside and outside stairway, stairwell, stairs and porch and any appurtenances thereto shall ne structurally sound, in good repair and safe to use.

**Notes:**

*Both rear decks and stairs were inspected and found to be at the end of their life span and will need to either be replaced or reinforced. Railings are not secure, there is rotting of decking and joist hangers have rusted through. Please contact this office or submit a plan of action to address the deficiencies.*