



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

May 5, 2017

Valerie Barris  
124 F007001  
Portland, ME 04103

Hand Delivered

CBL: 124 F007001  
Located At: 33 Prospect St & 114-118 Ashmont St.

### Notice of Violation/ Posting Notice

Valeri J Barris:

On April 7, 2017, an evaluation of the above-referenced property by the City's Inspections Division revealed that the structure fails to comply with § 6-120(a), (b), & (c) of the City of Portland Housing Code. Specifically, the building is without a kitchen, bathtub or shower, lacks adequate plumbing fixtures, and is unsanitary due, in part, to the presence of animal feces, trash, debris, and other material. The two residential dwelling units located at 33 Prospect St. and 114-118 Ashmont Street are unfit for human habitation and must remain vacated.

Attached is a list of the violations that require immediate correction.

The City is willing to work cooperatively with you to create an appropriate action plan to address this situation and to streamline all necessary permits for re-occupancy; however, there are minimal safety standards that must be met including:

1. The building must remain totally vacated, weathertight, and properly secured.
2. All unoccupied structures and exterior property shall be kept free from rodent and vermin infestation.
3. Prior to commencing repairs, appropriate permit applications must be submitted for renovation work and repairs to the building, HVAC, electrical, and plumbing systems.
4. You must follow all inspection requirements outlined in each permit issued by the City.

No one may occupy the property until further notice from the Inspections Division. A re-evaluation of the property will occur on 06/27/2017 to verify that the building remains secure and vacant.

Failure to comply will result in referral to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 6-1 of the Portland City Code and in 30-A M.R.S.A § 4452.

You may be able to appeal this decision to Superior Court pursuant to § 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

Portland, Maine



Yes. Life's good here.

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

If you have any questions, concerns or require emergency repair permits, please contact me at 207-874-8701. Thank you for your cooperation and helping to make the City of Portland safer.

Sincerely,



Jonathan Rioux  
Inspections Director

cc: Kevin Hanscombe, Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> BARRIS VALERIE J		<b>Inspector</b> Kevin Hanscombe	<b>Inspection Date</b> 4/7/2017
<b>Location</b> 33 PROSPECT ST	<b>CBL</b> 124 F007001	<b>Status</b> Posting Notice	<b>Inspection Type</b> 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.(c)

Exterior

**Violation:** EXTERIOR WINDOWS, DOORS AND SKYLIGHTS; Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

**Notes:** numerous windows need repair

2) 6-108.(d)

Exterior

**Violation:** STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.; EVERY INSIDE AND OUTSIDE STAIRWAY, STAIRWELL, STAIRS, AND PORCH AND ANY APPURTENANCES THERETO SHALL BE STRUCTURALLY SOUND, IN GOOD REPAIR, AND SAFE TO USE.

**Notes:** Front steps and porch needs repair

3) 6-109.(d)

Interior

**Violation:** DISPOSAL OF RUBBISH, ASHES, GARBAGE AND WASTE; Separate watertight, tightly covered plastic or metal containers shall be provided, one (1) or more for garbage and other food wastes, one (1) or more for rubbish, paper, and other non food wastes, and one (1) or more metal containers for ashes, and all such containers shall be kept covered at all times so as to prevent the ingress and egress of flies, rats or other animals. Plastic or paper bags or boxes are not considered "containers" for purposes of this section. Ashes shall be cold when placed in containers for collection. Such containers shall be cleaned periodically so that they will not become foul or offensive and shall be placed in convenient locations for removal of the contents by persons authorized to collect the same. Every occupant of a dwelling, dwelling unit, rooming house or rooming unit shall place or cause to be placed all garbage, rubbish and other waste material in such containers and shall not permit any accumulation or deposit of such substances in or about the premises except in said containers. The responsibility for the provision of such containers shall be as follows

1.It shall be the duty of every occupant of every dwelling occupied by not more than two (2) families to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

2.It shall be the duty of the owner or operator of every multiple dwelling to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

3.It shall be the duty of every owner or operator of a rooming house to provide and keep within the dwelling or upon the premises where the dwelling is situated sufficient containers to meet the above requirements.

**Notes:**

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HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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<b>Location</b> 33 PROSPECT ST	<b>CBL</b> 124 F007001	<b>Status</b> Posting Notice	<b>Inspection Type</b> Inspection

4) 6-120.(a)

**Violation:** PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY;  
Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health safety, and general welfare of the occupants or the public

**Notes:**

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5) 6-120.(b)

**Violation:** PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY;  
PROPERTIES WHICH LACK PLUMBING, VENTILATING, LIGHTING OR HEATING FACILITIES OR EQUIPMENT ADEQUATE TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE OCCUPANTS OR THE PUBLIC

**Notes:**

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6) 6-120.(c)

**Violation:** PROPERTIES UNFIT FOR HUMAN HABITATION; AND POSTED AGAINST OCCUPANCY;  
Properties which because of their general condition, state of the premises, number of occupants, or location are so unsanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public;

**Notes:**

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7) 6-111.(a)

**Violation:** PLUMBING STANDARDS/BASIC FACILITIES.; No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with the following minimum standards Basic facilities. Every dwelling unit shall contain within its walls, in sound operating condition, a kitchen sink, a private flush toilet, lavatory basin, and bathtub or shower. Rooming houses and dwelling houses containing rooming units shall contain at least one (1) flush toilet, one (1) lavatory basin, and one (1) bathtub or shower for each five (5) persons or fraction thereof living within rooming units in the dwelling.

**Notes:**

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**Comments:** See attached photos on G drive

**City of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 4th day of May, 2017 I made service of the posting notice - complaint

upon, VALERIE BARRIS, at 33 PROSPECT ST.

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

By (describe other manner of service) \_\_\_\_\_

Signature of Person Making Service

DATED: 05-04-2017

[Handwritten Signature]

I have received the above referenced documents

Person Receiving Service

[Handwritten Signature]

Refused to sign

Unable to sign