



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

November 16, 2010

Edward & Naomi Marion
1175 Hilltop Lane
Coatesville, PA 19320

CBL: 124 G014001
Located at 202 Coyle St.

Certified Mail: 70100780000114930212

Dear Edward and Naomi,

An evaluation of the above-referenced property on 11/16/2010 was performed and the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland. By virtue of this letter and the conditions listed below, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations. These conditions are required to be met by 12/30/2010.

Priority/ Completion Date Estimates:

2/ January 2011 *February*

❖ The units in the basement and garage must be removed completely. All kitchen fixtures /equipment, bathroom fixtures, and old discontinued heaters must be removed. Absolutely no rough plumbing or electrical shall be left in kitchens or bathrooms. According to our records the property is only zoned for three units. A permit was applied for in August 1987 (#1061) to build an attached garage with office space above the garage. An amendment was applied for in September 1987 to make it a detached garage. The property is located in a R5 zone in which the three units you currently own are already nonconforming. The City does not allow detached dwelling units in that zone. *for CO + Smoke 1st Unit*

1/ December 2010

❖ All smoke and carbon monoxide alarms shall be installed by a master electrician and per the City's Ordinance. All smoke alarms shall be photoelectric with battery backup located in all bedrooms and the third floor living room. The carbon monoxide alarms shall be installed in common areas right outside the bedrooms. All smoke and Carbon Monoxide alarms shall be interconnected.

1/ December 2010

❖ Electrical panels shall have a typed legible panel schedule on each panel. Outside electrical meters shall have typed unit numbers below the meters.

1/ December 2010

❖ GFI outlets shall be installed and operable in all unit bathrooms and kitchens.

1/ December 2010

- ❖ A master electrician shall install grounded outlets for all unit heaters, and an additional outlet installed behind the television in the third floor living area. All wire penetrations at service shall be sealed with silicone

2/ January 2011

- ❖ All operable unit room doors located in egress stairways shall be 60 minute fire rated doors. As well as the door going into the basement. All fire doors shall have a self-closing mechanism and shall be adjusted to close without human force. If self-closing hinges are used there shall be a minimum of two hinges located at the top and bottom of the door. All unit doors shall be labeled with that unit's number.

3/ February 2011

- ❖ The second means of egress from the second and third floor shall be rated 60 minute enclosure. No open penetrations are allowed, all walls and ceiling shall be minimum 5/8 type x gypsum board. Gypsum board shall have at least one coat of mud and tape to acquire the 60 minute rating. There is no storage AT ALL allowed in any egress hallways or stairways.

3/ February 2011

- ❖ All holes and penetrations in basement ceiling shall be sealed to complete the 1 hour rating per Sec. 712 of the 2003 IBC.

2/ January 2011

- ❖ A sprinkler head shall be installed, with shut off, above all gas hot water heaters and space heaters.

4/ March 2011

- ❖ The entire exterior of the dwelling shall be cleaned up, by no means shall there be any household trash, furniture, construction debris, or any other items left in the yard.
- ❖ The entire basement shall be cleaned up, no excess storage allowed. There shall be a clear path, free of obstacles to all electrical panels, boilers/furnaces, water/sewer main and any other mechanical appliances.

2/ January 2011

- ❖ The front stairs on the Coyle St. side must be repaired for tenant's safety.

Grouped by Order:

Priority/ Completion Date Estimates:

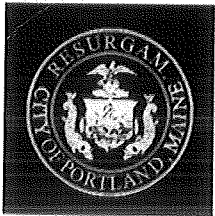
1/ December 2010 – All electrical work

2/ January 2011 – Front Stairs/Sprinkler head over gas heaters/Fire doors to units/Dismantle nonconforming units (basement & garage)

3/ February 2011—second means egress enclosure from 2nd to 3rd floor/seal basement ceiling holes

**4/ March 2011—clean up all public areas interior and exterior
(I believe this also covers all the violations noted by the PFD)**

We will work diligently to complete the work in a timely manner. Some of the work may be done before these time estimates but due to the scope of work we want to allow for contractor delays, the Holidays, etc. The garage unit tenants have been notified to vacate and should be out no later than December 30, 2010. We can provide monthly progress reports for these projects if desired as well.



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- ❖ Electrical panels shall have a typed legible panel schedule on each panel. Outside electrical meters shall have typed unit numbers below the meters.
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mechanism and shall be adjusted to close without human force. If self-closing hinges are used there shall be a minimum of two hinges located at the top and bottom of the door. All unit doors shall be labeled with that unit's number.

- ❖ The second means of egress from the second and third floor shall be rated 60 minute enclosure. No open penetrations are allowed, all walls and ceiling shall be minimum 5/8 type x gypsum board. Gypsum board shall have at least one coat of mud and tape to acquire the 60 minute rating. There is no storage AT ALL allowed in any egress hallways or stairways.
- ❖ All holes and penetrations in basement ceiling shall be sealed to complete the 1 hour rating per Sec. 712 of the 2003 IBC.
- ❖ A sprinkler head shall be installed, with shut off, above all gas hot water heaters and space heaters.
- ❖ The entire exterior of the dwelling shall be cleaned up, by no means shall there be any household trash, furniture, construction debris, or any other items left in the yard.
- ❖ The entire basement shall be cleaned up, no excess storage allowed. There shall be a clear path, free of obstacles to all electrical panels, boilers/furnaces, water/sewer main and any other mechanical appliances.
- ❖ The front stairs on the Coyle St. side must be repaired for tenant's safety.
- ❖ It is your responsibility as the Landlord of 202 Coyle St. To make sure that all tenants are aware of the City of Portland's Code of Ordinances and that you make monthly inspections to comply with the City's Ordinances.

Mr. and Mrs. Marion, the city will work with you to bring this building into compliance with our minimal standards for building and housing codes. You have till 12/30/2010 to meet the conditions that have been listed. At this time if the conditions are not met the building located at 202 Coyle St. shall be deemed unfit for human habitation and will be posted against occupancy.

Sincerely,



Nicholas L. Adams
Code Enforcement Officer
207-874-8789

CC: Penny St. Louis Littell, Dir. Of Planning and Urban Development
Keith Gautreau, Fire Captain
Ann Machado, Zoning Specialist

Nicholas Adams - 202 Coyle St

From: Benjamin Wallace
To: Nicholas Adams
Date: 11/16/2010 12:02 PM
Subject: 202 Coyle St
CC: Brian Laflamme; Dean Berry; John Martell; Keith Gautreau
Attachments: Benjamin Wallace.vcf

Nick,

Here is my list of fire violations for 202 Coyle St:

- 60-minute fire door assemblies required second and third floor units into the front and rear stairs and at the top of the basement stair.
- Basement unit is illegal and doesn't meet LSC due to no 2 means of egress and because the ceiling height is less than 7'. He will have to remove all plumbing fixtures and the unvented gas heater and discontinue and provide access to the water meter equipment behind the basement kitchen wall. The appliances should also unplugged and moved from their places. You will probably want to consider actually posting that unit even though it is vacant.
- The top of the rear stair must be enclosed 60-minute.
- No storage is permitted in the front or rear stair.
- He needs hardwired photoelectric smoke alarms with battery back up in all bedrooms and in the third floor living room. They must be interconnected.
- He needs a hardwired CO alarm with battery back up in the third floor unit.
- He needs a sprinkler head with shut off installed over the gas hot water and space heaters in the basement.

Ben

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov