



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

August 17, 2017

SM & A PROPERTIES LLC  
PO BOX 6752  
PORTLAND, ME 04101

**CBL: 125 M003001**  
**Located at: 646 FOREST AVE**

**Certified Mail 7015 3010 0000 0201 1034**

Dear SM & A PROPERTIES LLC,

An evaluation of the above-referenced property on **08/17/2017** 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 **14** days of the date of this notice. A re-inspection of the premises will occur on **08/31/2017** 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 "M. Russell", written over a horizontal line.

Housing Administrator  
Administrative Assistant  
(207) 756-8131

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

|   |                           |   |                                      |
|---|---------------------------|---|--------------------------------------|
| <b>Owner/Manager</b><br>SM & A PROPERTIES LLC |                           | <b>Inspector</b><br>Housing Administrator | <b>Inspection Date</b><br>8/17/2017  |
| <b>Location</b><br>646 FOREST AVE             | <b>CBL</b><br>125 M003001 | <b>Status</b><br>Violations Exist         | <b>Inspection Type</b><br>Inspection |

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| <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) 6-109.(d)                      Exterior                      Alcove

**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:** Properly remove trash and debris from the side of the building.

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**Comments:** Spoke with owner. He stated that he will be handling the issue. Re-inspection set for two weeks.