



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

09/28/2017

Sent Via Regular & Certified Mail: 7014182000140470843

Sulan Chau
105 Falmouth St
Portland, ME 04103

CBL: 125 N013001
Located At: 112 Woodford St

Sulan Chau:

Your property at 112 Woodford St. has numerous violations of the City of Portland Code of Ordinances. Given the results of the inspections that have been conducted, the Department has serious safety concerns about the general condition of this building. Multiple notices, outlining these violations of the City Code, have been sent to you by the City including, 05/05/2016, 11/02/2016, 12/21/2016, 01/03/17 and 08-23-17 (see attached letters, and list of the violations). Despite these notices, the violations have not been remedied.

This letter is to inform you of your final opportunity to bring this property into compliance. **A re-inspection of the entire building will occur on October 4, 2017 at 1:00pm.** Inspectors will need access to all areas of the building at that time, including individual units. All violations must be remedied by that time.

If you choose not to comply with the inspection or do not remedy the violations by the time of the inspection, the City will refer this matter to the City of Portland Corporation Counsel for legal action. Please note that due to the repeated and unresolved nature of these violations, the City will be seeking the maximum penalties if it is forced to undertake an enforcement action.

The City wants to work with you to bring this building into compliance with the City Code and we appreciate your anticipated cooperation in meeting the above deadlines..

If you have any questions, concerns or require emergency repair permits- please feel free to contact me at (207) 874-8701.

Portland, Maine



Yes. Life's good here.

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

Sincerely,

A handwritten signature in black ink, appearing to read "JR", written over a faint, larger signature.

Jonathan Rioux
Inspections Director

cc: Anne Torregrossa, Associate Corporation Counsel
Jason Duval, Code Enforcement Officer (Housing Safety)
John Brennan, Fire Captain/ Fire Prevention Officer



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

August 23, 2017

CHAU SULAN
105 FALMOUTH ST
PORTLAND, ME 04103

CBL: 125 N013001
Located at: 112 WOODFORD ST

Certified Mail 7015 3010 0000 0201 1089

Dear CHAU SULAN,

Our office has received a complaint regarding bed bugs at the above-referenced address on **8/23/2017**. As required by the Code of Ordinances of the City of Portland, The Housing Code, you must have the unit inspected and treated if necessary by a licensed pest control company within **7** days of the date of this notice.

This is a notice of violation pursuant to Section 6-118 of the Code.

A re-inspection of the premises will occur on **8/30/2017** 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,

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

Owner/Manager CHAU SULAN		Inspector Jason Duval	Inspection Date 8/23/2017
Location 112 WOODFORD ST	CBL 125 N013001	Status Violations Exist	Inspection Type Bed Bugs

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
-------------	----------------	--------------	-----------------	-------------	------------------------

1) 6-109.(e)

Violation: RODENT AND VERMIN CONTROL.; Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility.

(a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5)b.

(b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall the responsibility of the owner or operator.

(c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises.

(d.)Every owner or operator of a rooming house shall be responsible for the extermination of any insects, rodents, or other pests in the dwelling or upon the dwelling premises.

Notes: A licensed pest control company is required to be called to the property to do an inspection. The inspection report from the company needs to be sent to Inspections Department at Portland City Hall.

Comments: Owner required to have a licensed pest control come to the unit at the property. Owner must send the pest control report to our office at city hall either by email, mail, or fax.

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Michael I. Goldman
Associate Counsel

Anne M. Torregrossa
Associate Counsel

Victoria E. Morales
Associate Counsel

January 3, 2017

NOTICE OF INTENT TO PROSECUTE

To Whom it May Concern,

Please see the attached Notice of Violation and Order to Correct from the City of Portland Fire Prevention Bureau. The Fire Prevention Bureau has referred this matter to me for prosecution in the event that you do not complete and return the required plan of action by the date contained in the Notice of Violation. Your failure to comply will result in the issuance of a summons for you to appear in court, and the imposition of civil penalties in the minimum amount of \$100 per violation per day.

Please contact the Fire Prevention Bureau at (207)874-8400 to resolve these outstanding violations. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

Sincerely,

Anne M. Torregrossa
Associate Corporation Counsel
City of Portland

CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400

NOTICE OF VIOLATION AND ORDER TO CORRECT

January 3, 2017

Responsible Party 1: CHAU SU LAN 105 FALMOUTH ST PORTLAND, ME 04103		
Location 112 Woodfords	CBL 125 N013001	Inspection Date 12/21/2016
Inspector David Petruccelli	Inspection Type FP Routine Inspection	Status Failed

The City of Portland Fire Department inspected this property, and found the fire and life safety code violations listed below, which you are hereby ordered to correct. You must complete the proposed date of completion column by proposing a reasonable timeframe to remedy each violation. This form must be received by the Fire Prevention Bureau no later than 1/30/2017. The Bureau reserves the right to reject or modify any proposed plan of action, and may require evidence of sufficient financial and technical capacity to complete the proposed plan. Please contact the Bureau with any questions.

YOUR FAILURE TO SUBMIT A PLAN OF ACTION BY THE DATE PROVIDED, OR TO CORRECT ANY VIOLATION WITHIN THE APPLICABLE TIME FRAME, MAY RESULT IN LEGAL ACTION AGAINST YOU, THE IMPOSITION OF CIVIL PENALTIES, AND THE PURSUIT OF OTHER LEGAL REMEDIES.

Violation	Proposed Date of Completion
NFPA 101- 7.5.1.1 EXIT OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide access for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4. Secondary exit to unit 5 blocked on both sides of door.	IMMEDIATELY remove all obstructions from the exits. Your signature below indicates that all obstructions have been removed and will not be replaced.
NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6. Basement and within each dwelling unit	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In every sleeping room	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. 3rd floor rear landing, 2nd floor landing	___/___/___

Violation	Proposed Date of Completion
NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; Refer to NFPA 101- Table 8.3.4.2 that states fire door assemblies for vertical shafts (including stairways, exits, and refuse chutes) are rated and required for 1 hour. All apartments to egress halls/stairs	____ / ____ / ____

VIOLATOR CERTIFICATION

I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Fire Prevention Bureau prior to the deadline to request an extension, which is entirely within the Bureau’s discretion to grant or deny.

I further understand that it is my responsibility to schedule a reinspection of my property once the violations have been remedied to do so. My failure to schedule a reinspection shall be deemed an admission that the violations have not been remedied.

If I fail to comply with this agreement, I understand that I am liable for penalties pursuant to the City of Portland Code of Ordinances §§ 1-15 and 10-25, and 30-A M.R.S. § 4452 and may be subject to further legal action.

Date

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau



David J. Jackson
Fire Chief, Fire Department

November 2, 2016

Sulan Chau
105 Falmouth St
Portland, Maine 04103

RE: Life Safety Inspection at 112 Woodford Street
CBL 125 N013001

Dear Ms. Chau,

A preliminary inspection of your property at 112 Woodford Street in Portland, on October 19, 2016, revealed multiple violations of the City of Portland Code of Ordinances, including fire and life safety violations.

Therefore, the City will conduct a follow-up inspection within the next two weeks and must have full access to the building and all individual units. The City is willing to accommodate your schedule, if possible. Please contact the Fire Prevention Bureau at 874-8400 no later than **Thursday, November 10, 2016** to schedule a full inspection by **Friday, November 18, 2016**. If you fail to do so, the City will consider this a refusal to allow an inspection, which is a violation of Sec. 10-3(n) of the City of Portland Code of Ordinances. It may also seek an administrative inspection warrant in court.

I appreciate your anticipated cooperation and your efforts to keep the citizens of Portland safe.

Sincerely,

Captain David Petruccelli

DPP/amt



Planning & Urban Development Department

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

May 5, 2016

CHAU SULAN
105 FALMOUTH ST
PORTLAND, ME 04103**CBL: 125 N013001**
Located at: 112 WOODFORD ST**Certified Mail 7010 1870 0002 8136 7339**

Dear Ms. Chau,

Our office has received a complaint regarding bed bugs at the above-referenced address On **05/05/2016**. As required by the Code of Ordinances of the City of Portland, The Housing Code, you must have the unit inspected and treated if necessary by a licensed pest control company Within **14 days** of the date of this notice.

This is a notice of violation pursuant to Section 6-118 of the Code.

A follow-up will take place on **05/20/2016**, 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
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager CHAU SULAN		Inspector Jason Duval	Inspection Date 9/27/2017
Location 112 WOODFORD ST	CBL 125 N013001	Status Violations Exist	Inspection Type Electrical - Residential

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
------	---------	-------	----------	------	-----------------

1) 55.025

Violation: NFPA 101- 7.2.2.4.1.1 STAIRS SHALL HAVE HANDRAILS; STAIRS AND RAMPS SHALL HAVE HANDRAILS ON BOTH SIDES, UNLESS OTHERWISE PERMITTED IN 7.2.2.4.1.5 OR 7.2.2.4.1.6.

Notes: A handrail is required in front stairwell.

2) 55.05

Violation: NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

Notes: CO alarm is required in the basement and in units 1 and 2.

3) 55.087

Violation: NFPA 70- ARTICLE 110.12 EXPOSED WIRES; Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken, bent, cut, or deteriorated by corrosion, chemical reaction, or overheating.

Notes: Remove or cover electrical wires in basement in panel area.

4) 55.084

Violation: NFPA 70 OUTLETS REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, FOR REQUIREMENTS REGARDING OUTLETS REQUIRING COVERS.

Notes: Outlet covers are required in unit 1 and unit 2.

5) 55.085

Violation: NFPA 70 SWITCHES REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, FOR REQUIREMENTS REGARDING SWITCHES REQUIRING COVERS.

Notes: Switch covers are required in unit 1 and unit 2.

6) 55.092

Violation: NFPA 101- 590.6 DISCONTINUE USE OF EXTENSION CORDS; Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with 590.6(A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities.

Notes: Remove extension cords in unit 2.

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager CHAU SULAN		Inspector Jason Duval	Inspection Date 9/27/2017
Location 112 WOODFORD ST	CBL 125 N013001	Status Violations Exist	Inspection Type Electrical - Residential

7) 55.162

Violation: CITY ORDINANCE HARDWIRED SMOKE DETECTORS REQUIRED; New smoke alarms shall be powered in accordance with NFPA 72. Where available options include:
Hardwired with battery back up
A non-rechargeable, non-replaceable primary battery that is capable of operating the device for at least 10 years

Existing smoke alarms shall be hardwired and replaced every 10 years with smoke alarms complying with the above notes.

All new smoke alarms shall be photoelectric.

Notes: Smoke alarms are required in bedrooms in unit 1 and unit 2 and the smoke detector that is missing outside of unit 2.

8) 6-109.(e)

Violation: RODENT AND VERMIN CONTROL.; Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility.

(a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5)b.

(b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall the responsibility of the owner or operator.

(c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises.

(d.)Every owner or operator of a rooming house shall be responsible for the extermination of any insects, rodents, or other pests in the dwelling or upon the dwelling premises.

Notes: Required to have a licensed pest control company inspect/treat the dwelling for bed bugs. A treatment report from the pest control company must be sent to the Permitting and Inspections office by owner of property.

9) 6-109.(a)

Violation: MAINTENANCE OF ASSIGNED AREAS; Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

Notes: Units 1 and 2 are required to be sanitary.

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager CHAU SULAN		Inspector Jason Duval	Inspection Date 9/27/2017
Location 112 WOODFORD ST	CBL 125 N013001	Status Violations Exist	Inspection Type Electrical - Residential

10) 6-111.(d)

Violation: MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

Notes: A licensed plumber must repair the leaking sewage pipe and other leaking pipe in basement.

11) 6-113.(e)

Violation: MAINTENANCE OF LIGHTING FIXTURES; Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

Notes: Repair light fixture in common area bathroom fan of unit 2. Note: A licensed electrician is required for all electrical issues.

12) 89.05

Violation: NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.

Notes: Remove debris in front stairwell.

13) 6-113.(a)

Violation: LIGHTING STANDARDS/HABITABLE ROOMS; /Minimum lighting standards/Habitable rooms. Every habitable room, other than rooms used primarily for sleeping, shall contain at least two (2) separate duplex convenience outlets or at least one (1) duplex convenience outlet and one (1) ceiling-type or wall-type electric light fixture.

Notes: Repair broken electrical outlets in unit 2 common area.

14) 6.016

Violation: NFPA 101- 9.1.2 CERTIFY ELECTRICAL SYSTEM; ELECTRICAL WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 70, UNLESS SUCH INSTALLATIONS ARE APPROVED EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE.

Notes: Electrical system needs to be repaired by a licensed electrician. (No power in common room of unit 1. Multiple outlets not working in both units. Occasional breaker tripping for unit 1)

15) 6-117.

Violation: INSPECTIONS; The health or building authority, upon proper identification, shall have the right to enter at any and all reasonable times into or upon any dwelling or dwelling premises within the city for the purpose of inspecting the dwelling or dwelling premises in order to determine compliance with the provisions of this article.

Notes: Unable to gain entry into all of the units. Multiple efforts made.

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager CHAU SULAN		Inspector Jason Duval	Inspection Date 9/27/2017
Location 112 WOODFORD ST	CBL 125 N013001	Status Violations Exist	Inspection Type Electrical - Residential

Comments: 9/27 Inspection. Unit 2- Broken outlets, fan hanging from ceiling. No smoke detector in bedrooms. Fan in bathroom needs repair. Missing electrical covers. Unit 1- Light in kitchen does not work. Extension cords being used throughout the unit due to no power in living room. Breaker trips every time tenant uses microwave in kitchen. Missing electrical covers. Door knob to the bathroom needs repair. Basement- Old wires for a dryer needs to be removed or covered. Sewage pipe leaking. And another pipe also leaking. No CO alarm in basement. Smoke detector taken down in stairwell outside of unit 2. Outside light to dwelling not installed correctly.