



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

October 27, 2017

CHAU SULAN
105 FALMOUTH ST
PORTLAND, ME 04103

CBL: 125 N013001
Located at: 112 WOODFORD ST

Certified Mail 7014 1820 001 4049 6966

Dear CHAU SULAN,

An evaluation of the above-referenced property on **09/27/2017** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **11/27/2017** 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 "Jason Duval", written over a white background.

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 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 be 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.