



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

February 27, 2018

LEVESQUE DANIEL P JR
595 FOREST AVE
PORTLAND, ME 04101

CBL: 125 O001001
Located at: 595 FOREST AVE

Certified Mail 70150920000107766577

Dear LEVESQUE DANIEL P JR,

An evaluation of the above-referenced property on **02/27/2018** 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 the time allotted per violation. A re-inspection of the premises must occur on or before **06/08/2018** at which time compliance will be required for all violations. 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 "Kevin Hanscombe", written over a horizontal line.

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager LEVESQUE DANIEL P JR		Inspector Kevin Hanscombe	Inspection Date 2/27/2018
Location 595 FOREST AVE	CBL 125 0001001	Status Violations Exist	Inspection Type Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.047

Violation: NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

Notes: All required Fire Doors must be labeled

2) 55.051

Violation: NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.

Notes: Numerous doors were not operating correctly

3) 55.160

Violation: NFPA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements.

Notes: Existing hardwired smoke alarms- Many were Ionizing and must be changed to Photo electric, Per NFPA 72 Alarms 10 years or older need to be replaced.

Note: Make sure you are still meeting the Carbon Monoxide Alarm requirements Combination photoelectric Smoke and Co alarms can be utilized where required (on all levels including basement inside the units outside the bedrooms)

4) 55.300

Violation: NFPA 101- 31.2.2.2.1 DOORS LOCKED AGAINST EGRESS; NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.

Notes: 3rd floor had second means of egress door locked against egress.

Comments: Egress door locked against Egress must be fixed immediately (locked removed). Please confirm! Fire rated doors self closing and self latching along with Smoke detection a re inspection must occur on or before 06/08/2018. Call me with any questions 207-756-8169 or to schedule and confirm your re inspection please call 874-8557.