



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis Littell*

August 25, 2010

BURNS MARK B
12 CLIFTON ST
PORTLAND, ME 04101

CBL: 125 O003001
Located at 12 CLIFTON ST

Certified Mail 70080500000145821689

Dear Mark Burns,

An evaluation of the above-referenced property on 8/25/2010 was performed for the Legalization of a Nonconforming Dwelling Unit(s) as allowed under Sec. 14-391, The Land Use Ordinance of the City of Portland. The structure fails to comply with Chapter 6, Article V. of the Code of Ordinances, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. Within 30 days of the date of this notice, you must do one of the following: 1) Correct the violations, 2) Apply for the permits associated for the work requiring a permit, an application for permit shall be submitted.

A re-inspection of the premises will occur on 9/24/2010 at which time compliance will be required. If you decide to withdraw the application for legalization, the inspection will verify that the unit(s) have been removed. 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 6-1 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection, unless it is associated with an approved permit.

Sincerely,

Nicholas Adams @
Code Enforcement Officer
207-874-8789

RECEIVED

SEP 28 2010

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager BURNS MARK B		Inspector Nicholas Adams	Inspection Date 8/25/2010
Location 12 CLIFTON ST	CBL 125 0003001	Status Re-Inspect 30 Days	Inspection Type Building Permit-Legalize Nonconf

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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- | | | | | | |
|---|----------|--|--|----------|--|
| 1) 6-116.(c) | Interior | | | Basement | |
| Violation: Egress Obstructions | | | | | |
| Notes: There has to be an illuminated exit with no obstacles out of the basement. There cannot be any debris in the way of the exit in order to exit through the bulkhead. All brick and old debris needs to be removed as per city ordinance. | | | | | |
| 2) 6-116.(e) | Interior | | | Entire | |
| Violation: Fire Protection | | | | | |
| Notes: All interior entrance doors that are being used for the units that are in egress halls or stairways need to have a 60 minute rating and have a the proper fire protection frames and closures. All units must be labeled with unit number. Any doors in hallways that are not in use may be removed and framed in with a layer a 5/8" type x sheetrock on both sides. | | | | | |
| 3) Sec.504, IMC 2 | Interior | | | Dryer | |
| Violation: Clothes Dryer Exhaust | | | | | |
| Notes: All dryer venting must be solid rigid sheet metal. | | | | | |
| 4) 6-108.(f) | Interior | | | Entire | |
| Violation: Required equipment and utilities | | | | | |
| Notes: Apply for an electrical permit and have a master electrician certify the entire building. Permit shall include installing all interconnected smoke and carbon monoxide alarms per code for entire building. All Kitchens, and Bathrooms need to have a dedicated circuit and GFI protected. The fan in the third floor apartment has to be functional. | | | | | |
| 5) 6-113.(b) | Interior | | | Bedroom | |
| Violation: Rooms Primarily for Sleeping, bath or utility rooms, cellars & basements | | | | | |
| Notes: On second floor back bedroom a egress window will have to be installed. Window has to have a clear opening of 5.7 sq. Ft. Window cannot be more than 44" off the floor, has to a minimum width opening of 20" and height opening of 24". | | | | | |
| 6) 6-116.(b) | Exterior | | | Balcony | |
| Violation: Egress | | | | | |
| Notes: Third floor fire escape will have to be properly secured to the building. The roof top exit does not have proper fall protection throughout. A guard at 42" continuous from top to bottom has to be installed per city ordinance. | | | | | |
| 7) 6-108.(a) | Interior | | | Basement | |
| Violation: Foundations cellars, exterior walls, roofs | | | | | |
| Notes: The entire basement ceiling will have to be smoke tight. Any old insulation will have to be removed. Any and all old and discontinued wiring will have to be remove as well. | | | | | |

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8) 6-116.(b) Interior

Stairways

Violation: Egress

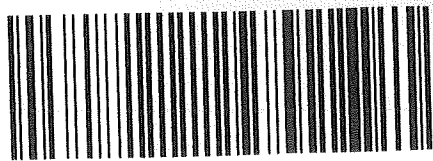
Notes: All wood paneling installed in egress stairways will have to be removed and all plaster will have to be patched.

Comments: Need GFI outlets in bathrooms, and kitchens. Bathroom fan in 3rd floor unit. Smoke and co alarms throughout building per code. Need a master electrician to verify and certify the entire building. Need proper fall protection on 3rd floor fire escape. It also needs to be secured properly to the building. Need an egress window from 2nd floor back bedroom. All unit doors need to be fire rated with assemblies. Need unit numbers on doors. A free and clear path out of basement through bulkhead and add lights. No wood paneling in common egress stairways. NLA Building and fire Inspections give the owner 30 days to apply for the proper permits and complete work to approve the third unit.

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MAINE**

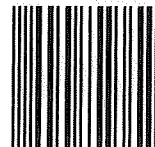
Inspection Services Division
389 Congress Street, RM 315
Portland, Maine 04101-3509



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04101

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**RETURN RECEIPT
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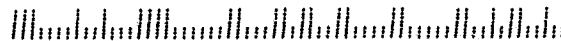
*Not here
Burns Mark
7/22/08*

**Burns Mark
12 Clifton St
Portland, Maine 04101**

NOT KNOWN

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04101\$1606 C022



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CERTIFIED MAIL™ RECEIPT

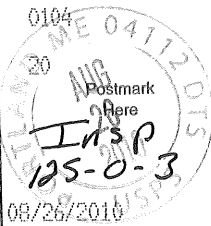
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PORTLAND, ME 04101

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Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.54



Sent To

Burns Mark

Street, Apt. No.,
or PO Box No.

12 Clifton St

City, State, ZIP+4

Portland, ME 04101

PS Form 3800, August 2006

See Reverse for Instructions