



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

January 24, 2018

SADI ZAID F AL &
17 KENNEDY PARK
PORTLAND, ME 04101

CBL: 126 E002001
Located at: 579 FOREST AVE (apt 2)

Certified Mail 7017 2680 0000 5498 1310

Dear SADI ZAID F AL &,

An evaluation of the above-referenced property on **01/23/2018** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **02/23/2018** 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 SADI ZAID F AL &		Inspector Jason Duval	Inspection Date 1/23/2018
Location 579 FOREST AVE (apt 2)	CBL 126 E002001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.005

Violation: NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.

Notes: Unit 4 requires to have an egress compliant window.

2) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) 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 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.

Notes: Remove dresser from door in bedroom in unit 2. Remove debris from top of back stairwell.

3) 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: All unit doors require to be self closing and self latching.

4) 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 required for basement.

5) 55.080

Violation: NFPA 101- 31.1.5.1 ELECTRICAL VIOLATION; UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.

Notes: Panel in basement requires breaker cover.

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6) 6-109.(d)

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 debris from the back of the building. Debris scattered in the yard need to be addressed.

7) 55.092

Violation: NPFA 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 the multiple extension cords being used in unit 4.

Comments: Field Inspection 1/23/18 2:00PM- 4 units inspected. Heat working in all units. Fire doors needs to self-close. Unit 2 needs to have dresser moved from door and windows need to be cleared. Debris on the top of the stairwell outside unit 4 need to be removed. CO alarm needed in basement. Panel needs breaker cover in basement. Unit 4 needs to have an egress window put in for bedroom. Trash out in the back of the property needs to be removed. Unit 4 using multiple extension cords for grow tent in one of the side rooms.