



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

February 26, 2018

CHAU SU LAN
105 FALMOUTH ST
PORTLAND, ME 04103

CBL: 128 A020001
Located at: 98 CODMAN ST

Dear CHAU SU LAN,

To Whom it May Concern,

Pursuant to City of Portland Code of Ordinances § 6-151, all owners of rental units in the City must register their ownership interest and pay a fee for that registration. Registration fees are due for 2017 and 2018. Failure to timely register is a violation of the City Code.

You have failed to register your rental units at the above address and are in violation of the City Code. To avoid legal action, you must register and pay the applicable registration fees no later than March 9, 2018. Please contact the Housing Safety Office to register as soon as possible at 207-756-8131 or housingsafety@portlandmaine.gov. You may also register and pay online at: <http://www.portlandmaine.gov/1656/Housing-Safety>

Your failure to comply with this deadline will result in further action by the City, including the imposition of civil penalties in the amount of \$100 per day that the violations have continued, and additional legal remedies.

If you think that this property is not subject to registration, please contact the Housing Safety Office. I look forward to your anticipated cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval", written over a white background.

Jason Duval
Code Enforcement Officer



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105 FALMOUTH ST
PORTLAND, ME 04103

CBL: 128 A020001
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Certified Mail 7015 0920 0001 0776 6348

Dear CHAU SU LAN,

An evaluation of the above-referenced property on **02/22/2018** 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 **03/29/2018** at which time compliance will be required. A plan of action for the required egress windows should be addressed with the Permitting and Inspections Department within 30 days. 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 horizontal line.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager CHAU SU LAN		Inspector Jason Duval	Inspection Date 2/22/2018
Location 98 CODMAN ST	CBL 128 A020001	Status Failed	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 210	Interior			Bedroom	
Violation:	ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well. NFPA 101 (2009) 24.2.2.3.3				
Notes:	2 bedrooms on first floor and 2 bedrooms on second floor have windows that do not meet egress standards. See attached document for window standards. Plan of action for the windows due within 30 days.				
2) 205	Interior			Hallway	
Violation:	SMOKE ALARMS / LEVEL; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement. NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)				
Notes:	Replace the non working smoke alarm at the top of the stairs to second floor.				
3) 208	Interior			Bedroom	02/22/2018
Violation:	FREE / CLEAR EGRESS; Means of Escape - One and Two-Family Dwellings: Every sleeping room and every living area shall have not less than one primary means of egress which shall be a door, stairway, passage, ramp, or hall providing a way of unobstructed travel to the outside of the dwelling or street or the finished ground level and one secondary means of escape independent and remote from the primary means of escape or rescue which may also include large windows or balconies or nonlockable ways under the control of the person escaping. NFPA 101 (2009) 24.2.2				
Notes:	Bedroom door was locked against egress. Tenant replaced the lock. Tenant was told to not lock any bedrooms or any room against egress.				

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Comments: Field Inspection 2/22/18- Rental units are not registered. Two bedrooms on the first floor do not have windows that meet egress standards. Two bedrooms on the second floor do not have windows that meet egress standards. Smoke alarm at the top of the stairs is not working and required to be replaced. Door knob to daughter's bedroom on second floor was locked against egress. Tenant was made to change the door knob during the inspection. A plan of action for the bedroom windows is required within 30 days.

(Kevin H) During inspection I discovered a bedroom door knob which is lockable turned around so that it could lock from the outside. This was corrected in my presence! In further speaking with management they advised this has been an ongoing issue. I made contact with Julie from PHA and notified her it appeared the tenant had made his daughter's bedroom lockable from the outside, she was unaware I this has been an ongoing issue but advised she would send out a letter advising them this is not allowed.