

Portland, Maine



Yes. Life's good here.

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

Jonathan Rioux, Inspections Director

3/26/2018

Sent via Regular and Certified Mail: 7015 0920 0001 0776 6812

VICTORIA TRIPALDI  
12 IRVING ST  
PORTLAND, ME 04101

CBL: 129 B008001

Located at: 12 Irving Street

Victoria Tripaldi:

We attempted to inspect this property previously, but were prevented from inspecting some or all of the units. Pursuant to § 6-117 of the City of Portland Code of Ordinances, our inspectors have the right to enter all dwellings for the purposes of inspecting for code compliance. This authority is not limited solely to units that are rented. Refusing an inspector entry is a violation of the City Code, and could subject you to civil penalties, potential legal action, and other remedies. Our ability to inspect all units in a building is critical to ensuring the safety of all residents, as the fire, life safety, and code risks in one unit impacts the entire building.

A full walkthrough inspection of 12 Irving Street is scheduled for **Friday, 03/30/2018 at 1:00pm**. If you or a property manager is not present on 03/30/2018 at 1:00pm to provide access to all portions of your building, I will consider it a refusal to allow an inspection, and will seek an administrative inspection warrant in District Court.

I appreciate your cooperation and efforts to keep Portland residents and businesses safe.

Sincerely,

A handwritten signature in black ink, appearing to be "JR", written over a white background.

Jonathan Rioux,  
Inspections Director



**City of Portland  
Permitting and Inspections Department  
Inspection Violations**

<b>Case Number:</b>	HS-000002-2018	<b>Case Module:</b>	Permit Management
<b>Inspection Date:</b>	03/26/2018	<b>Inspection Status:</b>	In Violation
<b>Inspector:</b>	Jason Duval	<b>Inspection Type:</b>	Inspection
<b>Job Address:</b>	12 Irving St Portland, ME	<b>Parcel Number:</b>	129 B008001

<b>Contact Type</b>	<b>Company Name</b>	<b>Name</b>
Owner		Victoria Tripaldi, Trustee

Checklist Item	Passed	Comments
General Comments	False	Field Inspection 3/20/18 with tenant. Request made by tenant to inspect her unit. Inspected tenant's unit and basement of building. During the inspection it was noted that the building had 3 units. Per city records the legal use for the property at 12 Irving is 2 dwelling units for the principal structure on the lot with one dwelling unit in the former garage that is adjacent to the main building. A full walk through inspection of the property is required.

Code Name	Comments	Deadline
City Code 6-108(b) Interior walls must be structually sound, in good repair, and substantially vermin proof.	Wall opening in second floor back stairwell required to be properly covered.	04/25/2018
NFPA 101-24.3.4.1; City Code 10-3(i) Photoelectric smoke alarms must be provided in every sleeping room, outside each sleeping area, and on every level, including the basement. Smoke alarms must be hardwired with battery backup or 10-year sealed lithium battery alarms.	Smoke alarm required in the basement.	04/09/2018
City Code 10-3(l) Carbon Monoxide alarms are required in each unit, on each level, including basements.	Carbon Monoxide alarm required in the basement.	04/09/2018
NFPA 101-9.1.2; NFPA 70 All electrical equipment must comply with the National Electric Code.	Exposed electrical wiring at the bottom of front stairwell is required to be covered. Junction box in basement required to be covered.	04/25/2018
PFD Rules, 4.6 Unit or suite numbers must be clearly marked on doors, with the first numeral of each residential unit being the floor designation.	All unit doors require numbers.	04/25/2018

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3/26/2018

Victoria Tripaldi, Trustee  
12&14 IRVING ST  
PORTLAND, ME 04101

RE: 12 IRVING ST  
Portland, ME  
129 B008001

NOTICE OF VIOLATION  
AND ORDER TO CORRECT

To Whom it May Concern,

The City of Portland Housing Safety Office inspected the above-referenced property on March 26, 2018 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by the dates given on the attached.

If you do not correct the attached violations, then this matter may be referred to the City of Portland Corporation Counsel for legal action, including civil penalties and other legal remedies.

This constitutes an appealable decision under the City of Portland Code of Ordinances. If you choose to not appeal this Notice, then you may be barred from challenging the City's determinations in the future.

Please contact me if you have any questions with respect to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Duval', with a long, sweeping underline.

Jason Duval  
Code Enforcement Officer  
jduval@portlandmaine.gov  
City of Portland