



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Greg Mitchell

Inspections Division Director
Tammy Munson

January 30, 2012

BK Properties LLC
PO Box 6149
Falmouth, ME
04105

CERTIFIED NUMBER: 7010 1870 0002 8136 5526

RE: 167 Woodford St Apt 3 CBL: 130 F013 Case Number: 2012-01-3147

Dear Mohammed Kargar,

An evaluation of the above-referenced property on 1/26/2012 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 15 days of the date of this notice. A re-inspection of the premises will occur on 2/14/2012 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 \$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.

Sincerely,

George Froehlich
Code Enforcement Officer

**CITY OF PORTLAND
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT
 389 CONGRESS STREET
 PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner BK Properties LLC		Code Enforcement Officer George Froehlich	Inspection Date January 26, 2012
Location 167 Woodford St Apt 3	CBL 130 F013	Status Open	Case Number 2012-01-3147

1. Minimum standards for structural elements. -City Ord. § 6-108.(c)

Repair all improperly operating windows: Livingroom, Bathroom, Kitchen, & Rear Bedroom.

Replace all missing insect screens: 3 Front Bedroom, 2 Livingroom, 2 Kitchen, 1 Rear Bedroom.

Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

2. Minimum lighting standards. -City Ord. § 6-113.(e)

Repair or replace electrical panel cover with broken latch.

Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.

3. Minimum plumbing standards. -City Ord. § 6-111.(a,d,)

Repair or replace toilet with loose leaking tank and inoperative flush lever.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, or rooming unit which does not comply with the following minimum standards:

(a) Basic facilities. Every dwelling unit shall contain within its walls, in sound operating condition, a kitchen sink, a private flush toilet, lavatory basin, and bathtub or shower. Rooming houses and dwelling houses containing rooming units shall contain at least one (1) flush toilet, one (1) lavatory basin, and one (1) bathtub or shower for each five (5) persons or fraction thereof living within rooming units in the dwelling.

(d) Maintenance of plumbing fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

4. Minimum standards for structural elements. -City Ord. § 6-108.(f)

Repair 3 inoperative burners on kitchen stove.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards:

(f) Required equipment and utilities. Every supplied facility, piece of equipment, or utility which is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition.