



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Inspections Division Director
Tammy Munson

July 8, 2011

BK PROPERTIES LLC
PO BOX 6149
FALMOUTH, ME 04105

CERTIFIED NUMBER: 7010-0780-0001-1492-9933

RE: 167 WOODFORD ST CBL: 130 - F 013 - 001 Case Number: 2011-06-1424-HOUSING

Dear Sir or Madam,

An evaluation of your property at 167 Woodford St. on July 6, 2011 revealed that the structure fails to comply with Chapter 6 of the Code of Ordinances of the City of Portland, Article V. 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. Please call the number provided to schedule a re-inspection of the premises by July 27, 2011, 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 directly at 874-8705 or DMcPherson@PortlandMaine.gov, 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 one re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Donald McPherson
Code Enforcement Officer

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

INSPECTION VIOLATIONS

Owner BK PROPERTIES LLC PO BOX 6149 FALMOUTH, ME 04105		Code Enforcement Officer Don McPherson	Inspection Date July 6, 2011
Location 167 WOODFORD ST	CBL 130 - F - 013 - 001	Status Open	Case Number 2011-06-1424- HOUSING

EXTERIOR WINDOWS, DOORS A-City Ord. § 6-108.(c)

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.

INTERIOR FLOORS, WALLS, C-City Ord. § 6-108.(b)

Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

SMOKE DETECTORS- City Ord. § 6-116.(e)

Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

DISPOSAL OF RUBBISH, ASHE-City Ord. § 6-109.(d)

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.

LIGHTING STANDARDS/HABITABLE-City Ord. § 6-113.(a) & (e)

(a) Minimum lighting standards/Habitable rooms. Every habitable room, other than rooms used primarily for sleeping, shall contain at least two (2) separate duplex convenience outlets or at least one (1) duplex convenience outlet and one (1) ceiling-type or wall-type electric light fixture.

(e) *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.

RODENT AND VERMIN CONTROL-City Ord. § 6-109.(e)

Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility. (a.)Every occupant of a dwelling unit shall be responsible for the extermination of such insects, rodents, or other pests where the infestation is confined to such dwelling unit, except as provided in subsection 6- 109(5)b. (b.)When infestation of a dwelling unit shall exist because of the failure of the owner or operator of a dwelling or dwelling premises to keep the same in a substantially rodent or vermin-proof condition, extermination shall be the responsibility of the owner or operator. (c.)Every owner or operator of a dwelling shall be responsible for the extermination of such insects, rodents, or other pests whenever infestation exists in any two (2) or more dwelling and/or rooming units, or in shared areas or upon the dwelling premises. (d.)Every owner or operator of a rooming house shall be responsible for the extermination of any insects, rodents, or other pests in the dwelling or upon the dwelling premises.

Strengthening a Remarkable City
Building a Community for Life

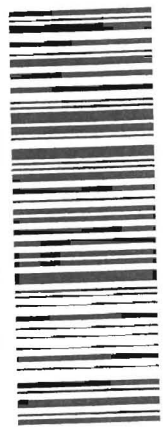
**PORTLAND
MAINE**

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

BK PROPERTIES LLC
PO BOX 6149
FALMOUTH, ME 04105

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



9999 2644 1000 0820 0100 0100

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL US

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

Postmark Here

Sent To BK Properties LLC
 Street, Apt. No., or PO Box No. PO BOX 6149
 City, State, ZIP+4 Falmouth, ME 04105

PS Form 3800, August 2005 See Reverse for

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BK Properties
P.O. Box 6149
Falmouth, ME 04105**

130 F013

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7010 0780 0001 1492 9933