



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

August 28, 2015

KIRBY SEAN E
110 MARGINAL WAY #265
PORTLAND, ME 04101**CBL: 132 E009001**
Located at: 32 LAWN AVE**Certified Mail 7010 1870 0002 8136 9067**

Dear Mr. Kirby,

An evaluation of the above-referenced property on **08/26/2015** 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. Our office will need a plan of action from you within **14 days** of the date of this notice. A follow up of this violation will occur On **09/14/2015** 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,

A handwritten signature in black ink that reads "Chuck Fagone".

Chuck Fagone
Code Enforcement Officer
(207) 874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager KIRBY SEAN E		Inspector Chuck Fagone	Inspection Date 8/26/2015
Location 32 LAWN AVE	CBL 132 E009001	Status Violations Exist	Inspection Type Building-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108. (d) Exterior Front Porch

Violation: **STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.**

Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

Notes: *The front porch is structurally compromised and will need to be replaced. As this is the second means of egress for the tenants, an action plan will need to be implemented immediately and received by this office within 14 days. A building permit will be required.*