



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

November 15, 2017

TIERNEY JAMES E &  
12 SONNET LN  
PORTLAND, ME 04102

**CBL: 134 F023001**  
**Located at: 34 LEONARD ST**

**Certified Mail 7014 1820 0001 4049 7277**

Dear TIERNEY JAMES E &,

An evaluation of the above-referenced property on **11/15/2017** 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 **14** days of the date of this notice. To schedule a re-inspection please contact Housing Safety at 207-756-8131 or email [housingsafety@portlandmaine.gov](mailto:housingsafety@portlandmaine.gov) within 14 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,

A handwritten signature in black ink, appearing to read "Jason Duval", with a long horizontal line extending to the right.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> TIERNEY JAMES E &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 11/15/2017
<b>Location</b> 34 LEONARD ST	<b>CBL</b> 134 F023001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 207 Interior

**Violation:** CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468

**Notes:** Correctly mount CO alarm on first floor.

2) 208 Interior Basement

**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:** Remove bed from room in basement. A bedroom in that space does not meet life safety standards.

**Comments:** Co alarm needs to be mounted correctly. Bedroom in basement needs to be removed immediately. Management was informed and they were informing tenant that the bed needs to be removed from the room and cannot be used as a bedroom. To schedule a re-inspection please contact Housing Safety at 207-756-8131 or email [housingsafety@portlandmaine.gov](mailto:housingsafety@portlandmaine.gov) within 14 days.