



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

December 27, 2017

PRITCHARD MELISSA A
130 LELAND ST # 2
PORTLAND, ME 04103

CBL: 134 G007001
Located at: 9 LEONARD ST

Certified Mail 7013 2250 0001 6995 1960

Dear PRITCHARD MELISSA A,

An evaluation of the above-referenced property on **12/27/2017** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **01/29/2018** 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,

/s/

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

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager PRITCHARD MELISSA A		Inspector Jason Duval	Inspection Date 12/27/2017
Location 9 LEONARD ST	CBL 134 G007001	Status Failed	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 210

Violation: ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.
NFPA 101 (2009) 24.2.2.3.3

Notes: Upstairs unit bedroom egress window is non compliant. Egress requirements are that the normal operation opening of the window shall be at least 20 inches wide by 24 inches high.

2) 206

Violation: SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.

NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)

Notes: Bedroom in downstairs unit requires smoke alarm.

3) 208

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: Upstairs unit bedroom needs bed to be moved so that there is a free and clear path for egress to window.

Comments: Egress Window for upstairs bedroom is undersized. Also bed needs to be moved to allow access to window. Downstairs unit has one bedroom without smoke alarm. Please contact Inspections Dept. by 1/29/2017 for a plan of action for bedroom window. A smoke alarm is required to be installed in bedroom within 14 days of this notice.