



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

January 20, 2018

HAINES STEVEN J
27 BRENTWOOD ST
PORTLAND, ME 04103

CBL: 135 E021001
Located at: 27 BRENTWOOD ST

Certified Mail 70132250000169951724

Dear HAINES STEVEN J,

An evaluation of the above-referenced property on **01/03/2018** shows that the structure fails to comply with Chapter 10. Article I. of the Code of Ordinances of the City of Portland, Fire Prevention and Protection. Attached is a list of the violations.

This is a notice of violation pursuant to Section 10-I of the Code. A plan of action to correct the referenced escape window violations shall be submitted within 30 days of the date of this notice. A re-inspection of the premises will occur on or before **03/23/2018** 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 10-25 of the Code.

This constitutes an appealable decision pursuant to Section III 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 "Kevin Hanscombe", written over a horizontal line.

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager HAINES STEVEN J		Inspector Kevin Hanscombe	Inspection Date 1/3/2018
Location 27 BRENTWOOD ST	CBL 135 E021001	Status Violations Exist	Inspection Type Housing 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: Rear bedroom on 1st floor and questions about 3rd floor depending on the outcome of zoning violations.

2) 211

Violation: OTHER

Notes: zoning violations

Comments: NOV and Order To Correct sent on 01/19. Plan of action for window(s) due within 30days. Escape window violation to be corrected and inspected within 60 days. See NOV Call 756-8169 with questions and submit plan of action.



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

Ann Machado, Zoning Administrator

01/18/2018

NOTICE OF VIOLATION AND ORDER TO CORRECT
Sent by Certified Mail #7014 1820 0001 4047 0591 and by Regular Mail

Steven J Haines
27 Brentwood St
Portland Maine 04103

Re: 27 Brentwood St, Portland, Maine – CBL 135 E021001 – Zone R5

Dear: Mr. Haines

On 01/03/2018, this office inspected the above-referenced property and observed that there were four dwelling units located on this property. Three units in the Maine property and one in the garage. City records show that the legal use of the property is two dwellings. The two additional dwelling units were constructed without the required permits, in violation of section 14-463 of the City's Code (available online or at the City Clerk's office), which requires that "no building or part thereof shall be constructed, altered, enlarged or moved unless a permit for such action has been issued by the building authority."

To remedy these violations, you must 1) submit a change of use permit to the Permitting and Inspections Department; 2) obtain legalization of the dwelling units under section 14-391 of the City Code; or 3) remove the two illegal dwelling units by removing the kitchens, including all equipment and plumbing.

Within 30 days of the date of this letter, you must apply for legalization, submit a change of use permit, or remove the two illegal units. If you choose to apply for legalization or a change of use permit, and those applications are denied, you must remove the two illegal units within 30 days of the City's initial decision.

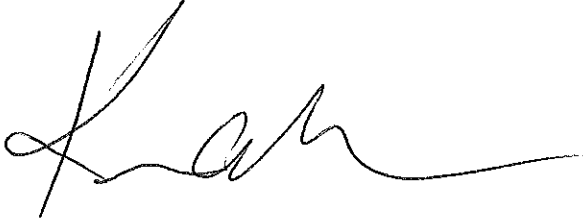
If you do not do so, the City will refer this matter to the City's Corporation Counsel's office for enforcement action. The City may be entitled to an order to correct the violations, civil penalties in the minimum of \$50 per violation per day, costs and fees, and other relief, under section 1-15 of the City Code and 30-A M.R.S. § 4452.

You have the right to appeal this Notice of Violation and Order to Correct pursuant to section 14-472 within thirty days from the date of this letter. If you do not appeal, you may be

barred from challenging my findings in the future. Please contact the Zoning Division for the necessary paperwork if you decide to file an appeal.

Please contact me with any questions. Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. A. H.', written in a cursive style.