



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

August 2, 2017

CLARIOT RAFAEL W &  
11 PARK RD  
WINDHAM, ME 04062

**CBL: 137 B004001**  
**Located at: 66 IRVING ST**

**Certified Mail 70153010000002010839**

Dear CLARIOT RAFAEL W &,

An evaluation of the above-referenced property on **06/19/2017** 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 **09/08/2017** 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 "KH", is written over the "s/" notation.

Kevin Hanscombe  
Code Enforcement Officer

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**CITY OF PORTLAND**  
**HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> CLARIOT RAFAEL W &		<b>Inspector</b> Kevin Hanscombe	<b>Inspection Date</b> 6/19/2017
<b>Location</b> 66 IRVING ST	<b>CBL</b> 137 B004001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 205

**Violation:** SMOKE ALARMS / LEVEL; 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: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

**Notes:** NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)  
Basement, 1st floor, 3rd floor (missing) 2nd floor needs to be moved ADDRESSED IMMEDIATELY

2) 207

**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.

**Notes:** NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468  
Basement, 1st floor, 2nd floor, 3rd floor, ADDRESS IMMEDIATELY

3) 205

**Violation:** SMOKE ALARMS / LEVEL; 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: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

**Notes:** NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)  
Additional smoke alarm for 1st floor front living room due to door being there (30 DAYS)

4) 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.

**Notes:** NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)  
Missing 3 bedrooms (30 DAYS)

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**Inspection Violations**

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<b>Location</b> 66 IRVING ST	<b>CBL</b> 137 B004001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Safety Inspection

5) 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:** 3rd floor has 2 bedrooms front and back with no viable escape window. Current windows are too small. Will have contractor lined up and proper permits if necessary applied for with in 30 days

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6) 211

**Violation:** OTHER

**Notes:** Storage/workshop barn attached to rear of property has primary 2nd egress through it from 2nd floor unit. Too much storage (fire load) and no smoke alarm. LL will add additional photo electric smoke alarm (hardwired) outside of 2nd floor unit kitchen area in the barn near the door. Licensed electrician lined up and any permits necessary applied for by 30 days

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7) 211

**Violation:** OTHER

**Notes:** Numerous missing switch and plug wall plates, loose wiring in basement and missing junction boxes along with missing junction box covers. Licensed electrician lined up and any permits necessary applied for by 30 days

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8) 211 Exterior

**Violation:** OTHER

**Notes:** Rotten railings and steps outside. Have a plan of action to address these with in 30 days.

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**Comments:**