



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

August 15, 2017

FULLI MAHFUZ
30 WOODFIELD RD
PORTLAND, ME 04102

CBL: 140 B014001
Located at: 226 OCEAN AVE

Certified Mail 70153010000002010983

Dear FULLI MAHFUZ,

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 **09/19/2017** 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 "K. Hanscombe", with a long horizontal flourish extending to the right.

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager FULLI MAHFUZ		Inspector Kevin Hanscombe	Inspection Date 6/19/2017
Location 226 OCEAN AVE	CBL 140 B014001	Status Violations Exist	Inspection Type Housing Safety Inspection

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

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

Notes: Missing 2nd and 3rd level left unit

2) 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: Both units 3rd floor bedrooms do not have viable egress windows

3) 211

Violation: OTHER

Notes: numerous electrical issues, loose wiring, missing wall plates, missing junction box covers.

4) 211

Violation: OTHER

Notes: plaster on ceiling in stairwell needs repair, all doors need to operate appropriately there are missing and loose doorknobs.

Comments: