



*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Penny Littell - Director of Planning and Development

November 3, 2008

SARGENT JOHN P VN VET &  
103 READ ST  
PORTLAND, ME 04103

**CBL: 141 J014001**  
**Located at 103 READ ST**

**Certified Mail 70033110000260636554**

Dear SARGENT JOHN P VN VET &,

**POSTING NOTICE**

An evaluation of the above-referenced property on revealed that the structure 10/01/2008 fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations, from the inspections division and the Portland Fire Department. This list must be completed and an action plan submitted to this office.

Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur before occupancy at which time the dwelling unit must be totally vacated and secured from vandalism.

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 in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Menario".

Mike Menario @ (207) 874-8789  
Building Inspector

CITY OF PORTLAND  
 Fire Department  
 380 Congress Street  
 Portland, Maine 04101

Fire Inspection Violations

Business	Location	Number	Inspection Type
2-3 UNIT	0103 READ ST	233981-0-0	FP Routine Inspection
Owner/Manager	CBL	Inspector	
SARGENT JOHN P VN VET &	141 J014001	BENJAMIN A WALLACE	Shift: 005 Unit: C41

  

Type	Location	Notification Date	Target Compliance	Actual Compliance
1	STRUCTURE NEEDS REPAIR	REAR DECKS AND STAIRS	10/16/08	
2	SMOKE DETECTOR VIOLATION	IN AND OUTSIDE OF SLEEPING AREAS PER DISCUSSION ON SITE THIS DATE.	10/16/08	
3	DISCONTINUE USE OF EXTENSION CORDS	THROUGH OUT	10/16/08	
4	1-HOUR FIRE RATED EXIT ENCLOSURES A	DOOR FROM STAIR TO FRONT OFFICE	10/16/08	
5	CERTIFY ELECTRICAL SYSTEM	THROUGH OUT	10/16/08	
6	UNVENTED FUEL FIRED HEATER	THROUGH OUT BUILDING. NOT ALLOWED PER STATE LAW.	10/16/08	
7	FIRE RATING NOT MAINTAINED	SEAL ALL VERTICAL PENETRATIONS	10/16/08	

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> SARGENT JOHN P VN VET &		<b>Inspector</b> Mike Menario	<b>Inspection Date</b> 10/1/2008
<b>Location</b> 103 READ ST	<b>CBL</b> 141 J014001	<b>Status</b> Re-Inspect 30 Days	<b>Inspection Type</b> Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-113.4	Interior			Various locations	
<b>Violation:</b> Extension cords.					
<b>Notes:</b> Remove all extension cords					
2) 6-111.1	Interior			Basement	
<b>Violation:</b> Plumbing standards/Basic facilities.					
<b>Notes:</b> Hire a Master plumber and repair all plumbing in the basement					
3) 6-111.1	Interior	1	1	Bathroom	
<b>Violation:</b> Plumbing standards/Basic facilities.					
<b>Notes:</b> Hire a Master plumber and repair all plumbing in the 1st floor bathroom					
4) 6-116.1	Interior			Various locations	
<b>Violation:</b> Flammable/Hazardous Materials					
<b>Notes:</b> Remove all gas existing gas piping					
5) 6-71	Interior			Various locations	
<b>Violation:</b> Enforcement for defective installations					
<b>Notes:</b> Hire a State licensed gas technician to install the proper appliances and piping					
6) 6-116.5	Interior			Various locations	
<b>Violation:</b> Fire Protection					
<b>Notes:</b> Rate opening (old doorway) between the office and the hallway on the 1st floor, this requires a 1 hour rating					
7) 6-116.5	Interior			Bedroom	
<b>Violation:</b> Fire Protection					
<b>Notes:</b> Install interconnected 120 volt smoke detectors with battery backup in every bedroom and two on the main floor of the 1st floor apartment					
8) 6-108.e	Interior			Various locations	
<b>Violation:</b> Chimneys, flues and vent.					
<b>Notes:</b> Repair and close up holes in the chimney					

**Comments:** UNIT#1 FIRST FLOOR: THE LIST OF VIOLATIONS AND ALL NECESSARY PERMITS MUST BE COMPLETED BEFORE OCCUPANCY OF THE 1ST FLOOR UNIT CAN BE APPROVED.

UNIT#2 SECOND FLOOR: SHALL COMPLY WITH ALL CITY HOUSING CODES, PORTLAND FIRE DEPARTMENT REGULATIONS, ALL NECESSARY PERMITS COMPLETED AND AN INSPECTION MUST OCCUR BEFORE OCCUPANCY OF THE SECOND FLOOR CAN BE APPROVED.