



Planning & Urban Development Department

Director of Planning and Urban Development
Jeff LevineInspection Services, Director
Tammy M. Munson

April 18, 2014

RODNEY ROBERT J II & CHRISTINE A RODNEY JTS
121 WALTON ST
PORTLAND, ME 04103**CBL: 142 D004001**
Located at 121 WALTON ST**Certified Mail 7013 1090 0002 1737 6854**

Dear Mr. Rodney,

An evaluation of the above-referenced property on **04/17/2014** 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 **5/19/2014** 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Fagone".

Chuck Fagone
(207) 874-8789
Code Enforcement Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager RODNEY ROBERT J II &		Inspector Chuck Fagone	Inspection Date 4/17/2014
Location 121 WALTON ST	CBL 142 D004001	Status Violations Exist	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108. (c) Interior Bedroom

Violation: **EXTERIOR WINDOWS, DOORS AND SKYLIGHTS**

Notes: Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weather tight, watertight, and vermin proof and shall be kept in sound working condition and good repair. *Bedroom windows on the third floor need correcting.*

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

2) 6-108. (d) Exterior Rear Deck

Violation: **STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.**

Notes: Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. *-The rear deck stairs need a railing installed on the left side.*

3) 6-109. (a) Interior Through Out

Violation: **MAINTENANCE OF ASSIGNED AREAS**

Notes: Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the swelling, dwelling unit, or rooming unit and dwelling premises which he or she occupies and controls.

4) 6-109.(b) Interior Basement/yard

Violation: **MAINTENANCE OF SHARED AREAS.**

Notes: Every owner or operator of a multiple dwelling or rooming house shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and dwelling premises. *-The basement and crawl space under the side porch need to be free or debris.*

5) 6-116. (c) Interior Stairs/landing to second floor

Violation: **EGRESS OBSTRUCTIONS**

Notes: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.

6) 6-116. (e) Interior Bedroom

Violation: **FIRE PROTECTION**

Notes: Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.

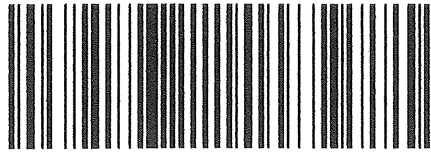
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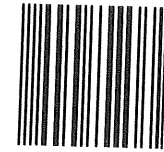
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389 Congress Street, RM 315
Portland, Maine 04101-3509



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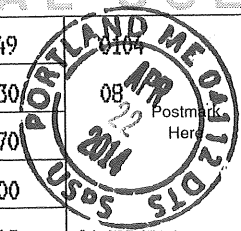
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04/22/2014

Sent To Robert + Christine Rodney
Street, Apt. No.,
or PO Box No. 121 Walton St
City, State, ZIP+4 Portland ME 04103