



Planning & Urban Development Department

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

June 30, 2014

RODNEY ROBERT J II &
121 WALTON ST
PORTLAND, ME 04103**CBL: 142 D004001**
Located at: 121 WALTON ST**Certified Mail 7013 1090 0002 1737 7288**

Dear Mr. Rodney,

NOTICE OF INTENT TO PROSECUTE

An evaluation of the above-referenced property on **06/30/2014** revealed that the structure and premises fails to comply with previous violation notices sent to you. Attached is a list of those violations.

The property continues to be in violation of Article V. Of the Housing Code of the City of Portland. All referenced violations shall be corrected within **30 days** of the date of this notice. A re-inspection of the premises will occur on **07/30/2014** at which time compliance will be required.


This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations.

This must be paid prior to **7/30/2014**. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,


Chuck Fagone
Code Enforcement Officer
(207)874-8789

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 of 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.

Comments:

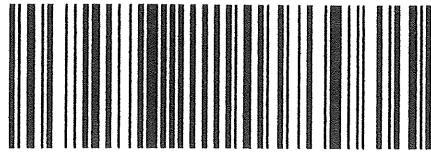
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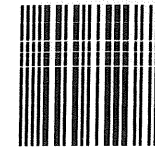
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Inspection Services Division
389 Congress Street, RM 315
Portland, Maine 04101-3509

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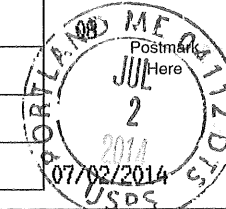
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PORTLAND ME 04103

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Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.49	



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

PS Form 3800, August 2006

See Reverse for Instructions

9822 2821 2000 0601 E702