



Planning &amp; Urban Development Department

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

May 27, 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 7066**

Dear Mr. Rodney,

**SECOND NOTICE OF VIOLATION**

An evaluation of the above-referenced property on **05/19/2014** revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a **SECOND** notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on **6/27/2014**, at which time compliance will be required. Please call me to schedule a time.

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

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

Sincerely,

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

Chuck Fagone  
Code Enforcement Officer  
(207) 874-8789

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

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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- |  |          |  |  |                                |  |
|--|----------|--|--|--------------------------------|--|
| 1) 6-108. (c)  | Interior |  |  | Bedroom                        |  |
| <b>Violation: EXTERIOR WINDOWS, DOORS AND SKYLIGHTS</b>  |          |  |  |                                |  |
| <b>Notes:</b> 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. <i>Bedroom windows on the third floor need correcting.</i> |          |  |  |                                |  |
| 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                      |  |
| <b>Violation: STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.</b>   |          |  |  |                                |  |
| <b>Notes:</b> Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use. <i>-The rear deck stairs need a railing installed on the left side.</i>  |          |  |  |                                |  |
| 3) 6-109. (a)  | Interior |  |  | Through Out                    |  |
| <b>Violation: MAINTENANCE OF ASSIGNED AREAS</b>  |          |  |  |                                |  |
| <b>Notes:</b> 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                  |  |
| <b>Violation: MAINTENANCE OF SHARED AREAS.</b>   |          |  |  |                                |  |
| <b>Notes:</b> 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. <i>-The basement and crawl space under the side porch need to be free or debris.</i>        |          |  |  |                                |  |
| 5) 6-116. (c)  | Interior |  |  | Stairs/landing to second floor |  |
| <b>Violation: EGRESS OBSTRUCTIONS</b>  |          |  |  |                                |  |
| <b>Notes:</b> 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                        |  |
| <b>Violation: FIRE PROTECTION</b>  |          |  |  |                                |  |
| <b>Notes:</b> 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:**

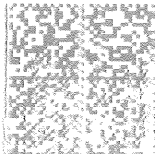
Strengthening a Remarkable City,  
Building a Community for Life

# PORTLAND MAINE

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



PRESORTED  
FIRST CLASS



02 1M \$ 00.38<sup>1</sup>  
0004222549 MAY 29 2014  
MAILED FROM ZIP CODE 04101

NIXIE 015 FE 1300 0006/02/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 04101357190 \*2369-01924-29-43

0410103571  
PRESORTED CLASS

