



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

February 8, 2018

MESSER ROBERT B &  
77 MAPLE ST # A  
SACO, ME 04072

**CBL: 146 B011001**  
**Located at: 1056 FOREST AVE**

**Certified Mail 7017 2680 0000 5498 1426**

Dear MESSER ROBERT B &,

An evaluation of the above-referenced property on **02/08/2018** 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 **03/12/2018** 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 "Jason Duval", written over a horizontal line.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> MESSER ROBERT B &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/8/2018
<b>Location</b> 1056 FOREST AVE	<b>CBL</b> 146 B011001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.001

**Violation:** NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

**Notes:** Immediately remove debris from back stairwell.

2) 55.085

**Violation:** NFPA 70 SWITCHES REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, FOR REQUIREMENTS REGARDING SWITCHES REQUIRING COVERS.

**Notes:** Switch in back stairwell requires cover.

3) 55.05

**Violation:** NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

**Notes:** Smoke/CO alarm required in basement.

4) 55.124

**Violation:** NFPA 101- 31.3.6.2.3 DOORS MUST BE SELF-CLOSING; DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

**Notes:** All unit doors are required to be self closing and self latching.

5) 55.160

**Violation:** NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements.

**Notes:** Address all missing and non working smoke alarms throughout the units. Test every smoke alarm in building.

6) 55.164

**Violation:** NFPA 72- 5.5.2.1 SMOKE DETECTORS ON ALL FLOOR LEVELS; If required and unless otherwise modified by 5.5.2.1.1 through 5.5.2.1.5, total coverage shall include all rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings, and other subdivisions and accessible spaces as well as the inside of all closets, elevator shafts, enclosed stairways, dumbwaiter shafts, and chutes.

**Notes:** Smoke/CO required in basement.

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HOUSING SAFETY OFFICE**

389 Congress Street  
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<b>Location</b> 1056 FOREST AVE	<b>CBL</b> 146 B011001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

7) 55.047

**Violation:** NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

**Notes:** Unit 2 locked door is required to be a fire door or sheet rocked in.

**Comments:** Field Inspection 2/8/18- Immediately remove debris in back stairwell. All fire doors are required to self-close and self-latch. All smoke alarms are required to work and be hardwired. Unit 1: Windows are cracked and one window has hole through it and not sealed. Unit 3: Smoke missing in bedroom and entry way at the top of the stairs. Egress in back stairwell is blocked. Basement: Missing smoke/CO. Back stairwell missing switch cover at bottom of stairs. Back stairwell has a non-compliant door in stairwell. Door needs to be appropriately fire rated or sheet rocked in. Owner was given hand delivered paperwork on registering units with housing safety for 2018.


**City of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 8th day of February, 2018 I made service of the nov - not registered - hous  
upon, Robert Messer, at 1056 Forest Ave.

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.
- By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.
- By (describe other manner of service) \_\_\_\_\_
- \_\_\_\_\_

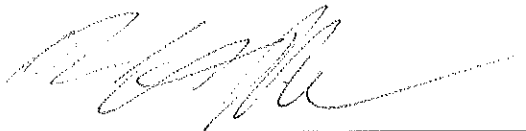
Signature of Person Making Service

DATED: 2/8/18

  
\_\_\_\_\_

I have received the above referenced documents

Person Receiving Service

  
\_\_\_\_\_

Refused to sign

Unable to sign