



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

November 8, 2017

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

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

**Certified Mail 7014 1820 0001 4049 7062**

Dear MESSER ROBERT B &,

An evaluation of the above-referenced property on **11/06/2017** 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 **24 hours** of the date of this notice. A re-inspection of the premises will occur on **11/10/2017** 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 large, stylized, handwritten "D" or similar mark.

Jason Duval  
Code Enforcement Officer

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**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> MESSER ROBERT B &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 11/6/2017
<b>Location</b> 1056 FOREST AVE	<b>CBL</b> 146 B011001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Inspection

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<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 6-114.

**Violation:** MINIMUM HEATING STANDARDS.; No person shall occupy as owner-occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty-first, any dwelling, dwelling unit, rooming house or rooming unit which does not comply with the minimum standards found in subsections 1 thru 3.

**Notes:** (a) When central heating plant not available. When heat is not furnished by a central heating plant, each dwelling unit or rooming unit shall be provided with one (1) or more masonry flues and smoke or vent pipe connections, or equal arrangement, in accordance with the provisions of the city Code to permit the use of heating equipment capable of providing heat as required by this section.

(b) Heating facilities required. Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixty-eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level, as required by prevailing weather conditions from September fifteenth through May fifteenth of each year.

(c) Maintenance of equipment. All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.

Immediately address the heat issue for the building.

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**Comments:** Received call from tenant at 1056 Forest Ave stating no heat in building. Owner is required to immediately fix the issue. Unable to reach owner by email or phone call. Left voice message with owner.