

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

August 22, 2010

Elizabeth Mitschele
240 Woodville Rd.
Falmouth, Maine 04102

CBL: 163 A007001
Located at 544-546 Ocean Ave.

Certified Mail: 70100780000114929728

Dear Elizabeth Mitschele,

An evaluation of the above-referenced property on 08/22/2011 was performed and the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland. By virtue of this letter and the conditions listed below, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations. There conditions are required to be met by 9/24/2011.

- ❖ All smoke and carbon monoxide alarms shall be installed by a master electrician. All smoke and Carbon Monoxide alarms shall be photoelectric with battery backup located in all bedrooms, right outside bedrooms, and on every floor. All Smoke and Carbon Monoxide alarms shall be interconnected.
- ❖ All operable unit room doors located in egress stairways shall be 60 minute fire rated doors. As well as the door going into the basement and all storage closets within stairways. All fire doors shall have a self-closing mechanism and shall be adjusted to close without human force. If self-closing hinges are used there shall be a minimum of two hinges located at the top and bottom of the door. All unit doors shall be labeled with that unit's number.
- ❖ All windows shall have screens installed per city ordinance.
- ❖ Bathroom flooring shall be fixed in 544 Unit #3 per city ordinance.
- ❖ All means of egress from the second and third floor shall be rated 60 minute enclosure. No open penetrations are allowed, all walls and ceiling shall be minimum 5/8 type x gypsum board. Gypsum board shall have at least one coat of mud and tape to acquire the 60 minute rating. There is no storage AT ALL allowed in any egress hallways or stairways
- ❖ GFI outlets shall be operable in all unit bathrooms and kitchens.
- ❖ All electrical equipment shall be secured, covered, and safe as per our walk through inspection.
- ❖ Electrical panels shall have a typed legible panel schedule on each panel. Outside electrical meters shall have typed unit numbers below the meter per 2011 NEC
- ❖ All holes and penetrations in basement ceiling shall be sealed to complete the 1 hour smoke rating per Sec. 712 of the 2009 IBC.
- ❖ The entire basement shall be cleaned up, no excess storage allowed. There shall be a clear path, free of obstacles to all electrical panels, boilers/furnaces, water/sewer main and any other mechanical appliances.
- ❖ All egress windows are to be free and clear of obstructions windows shall not be wrapped in plastic.
- ❖ It is your responsibility as the Landlord of 546 Ocean Ave. To make sure that all tenants are aware of the City of Portland's Code of Ordinances and that you make monthly inspections to comply with the City's Ordinances.

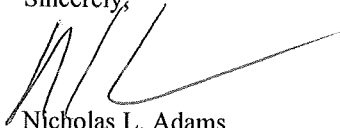
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SEP 13 2011

Dept. of Building Inspections
City of Portland Maine

Mrs. Mitschele, the city will work with you to bring this building into compliance with our minimal standards for building and housing codes. You have till 9/24/2011 to meet the conditions that have been listed. At this time if the conditions are not met the building located at 544-546 Ocean Ave. shall be deemed unfit for human habitation and the entire building will be posted against occupancy.

Sincerely,

A handwritten signature in black ink, appearing to be 'N. Adams', with a long horizontal stroke extending to the right.

Nicholas L. Adams
Code Enforcement Officer
207-874-8789

CC: Penny St. Louis, Dir. Of Planning and Urban Development
Tammy Munson, Dir. Of Inspections Division
John Martell, Fire Department



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*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy M. Munson*

August 22, 2011

Elizabeth Mitschele
240 Woodville Rd.
Falmouth, Maine 04102

CBL: 163 A007001
Located at 546 Ocean Ave. Apartment #3

Dear Elizabeth,

POSTING NOTICE

An evaluation of the above-referenced property on 8/22/2011 revealed that the structure fails to comply with Section 6-120 (a,b,c,) of the Housing Code of the City of Portland.

Sec. 6-120. Properties unfit for human habitation; and posted against occupancy.

Any dwelling, dwelling unit, rooming house, rooming unit, or any structure or portion thereof being used for human habitation which is in violation of the provisions of this article to the extent that it is unfit for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. Property unfit for human habitation shall include but not be limited to:

- (a) Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public;
- (b) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public;
- (c) Properties which, because of their general condition, state of the premises, number of occupants, or location, are so unsanitary, unsafe, overcrowded or otherwise dangerous or detrimental that they create a serious menace to the occupants or the public;

Based on 6-120 (a,b,c,) and pursuant to Section 6-120.3, this office declares Apartment #3 of 546 Ocean Ave is unfit for human habitation. A re-inspection of the premises will occur on 8/25/2011, at which time the Unit shall be totally vacated and secured from vandalism. If the unit is not vacated and secured the City will vacate and secure the building itself and will charge the owner accordingly.

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

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to Contact me if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Adams', with a long horizontal stroke extending to the right.

Nicholas Adams
Code Enforcement Officer
207-874-8789

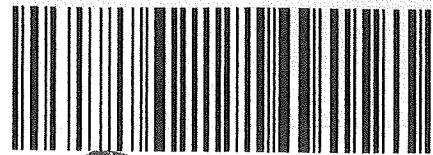
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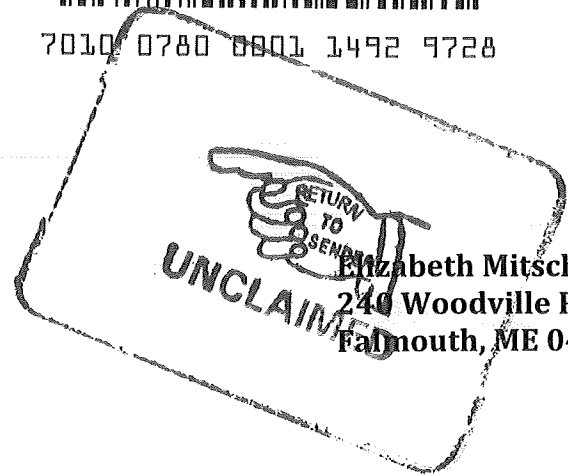
**PORTLAND
MAINE**

Inspections Services Division

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



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Elizabeth Mitschele
240 Woodville Road
Falmouth, ME 04102



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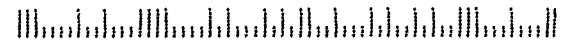
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Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

Elizabeth M. Tschele
240 Woodville Rd
Acquino, ME 04102

PS Form 3800, August 2006

See Reverse for Instructions