



CITY OF PORTLAND
Permitting and Inspections Department

SENT VIA CERTIFIED MAIL

1/17/2022

PUEBLO CASTANEDA
812 WASHINGTON AVE
PORTLAND, ME 04103
christian.castaneda2014@gmail.com

RE: 812 WASHINGTON AVE
PORTLAND, ME 04103

163 A010001

NOTICE OF VIOLATION AND ORDER TO CORRECT

To Pueblo Castaneda,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 1/17/2022 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations and a reinspection is scheduled for **01/18/2022 10:00 AM**. If you need to reschedule, you must contact us no less than 72 hours before your inspection date, at (207)756-8131 or (207)874-8557. Please be aware that reinspections will only be rescheduled once. If you do not show for the scheduled reinspection you will be charged a \$150 re-inspection fee.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at zoning@portlandmaine.gov for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Kevin Hanscombe
Certified Code Enforcement Officer
kah@portlandmaine.gov
(207) 756-8131

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
NFPA 101-24.3.4.1; City Code 10-3(a)(4)	Photoelectric smoke alarms must be provided in every sleeping room, outside each sleeping area, and on every level, including the basement. Smoke alarms must be hardwired with battery backup or 10-year sealed lithium battery alarms.	3 combination smoke and carbon monoxide alarms are required to be installed on every level, basement, 1st floor, 2nd floor.	1/15/2022
NFPA 101-24.2.2, 31.2.1.2	Each sleeping room shall have at least two means of escape, independent of and remote from the other.	The basement bedroom is an illegal bedroom with no secondary means of escape provided. Any possible changes the existing window would require a permit, significant work and time to mitigate this violation. The bedroom (bed, personal belongings, etc) all must be removed and the room must not be used as a sleeping area. The bedroom located on the 2nd floor has its second means of escape blocked with storage. The room must be cleared and have a clear pathway to the window.	1/15/2022
NFPA 211	Chimneys, fireplaces, and solid fuel-burning appliances must comply with NFPA 211.	The wood stove in the garage area underneath the home and next to the basement is illegal and non code compliant. The stove must be disconnected and removed.	1/28/2022
City Code 6-114(c)	Stoves, furnaces, room heaters, and domestic water heaters must be properly vented and maintained in safe operating condition.	Damage to central heating system from structure fire requires a license HVAC technician to repair and certify that the system is code compliant and safe to use.	1/28/2022
City Code 6-151	All rental units must be registered.	This single family home had no fewer than 4 bedroom rentals located in the property. You must register as a rental by the date provided.	1/28/2022
City Code 6-116(c)	Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.	The room on the first floor at the front of the house being used as a bedroom by the owner must be cleaned up and the bedroom door lock removed. This space is a primary path of travel to an exit located in the room that goes to the outside of the house.	1/28/2022

NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	Fire and smoke barrier to the garage ceiling and wall between garage and basement area of the home requires repairs due to structure fire.	1/28/2022
NFPA 101-9.1.2; NFPA 70	Electrical system must comply with NFPA 70, National Electric Code. A master electrician must certify that the system is safe and compliant.	Due to structure fire a licensed electrician to certify electrical system is code compliant and safe.	1/28/2022
City Code 6-108(b)	Floors must be structurally sound, in good repair, and substantially vermin proof.	Due to a structure fire damage to floors, joists, and all other components must be repaired.	2/11/2022