



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

December 6, 2017

WHITE THERESE K &
54 FIELDSTONE LN
FALMOUTH, ME 04105

CBL: 163 H013001
Located at: 13 LYNDA RD

Certified Mail 70132250000169951601

Dear WHITE THERESE K &,

An evaluation of the above-referenced property on **12/06/2017** 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.

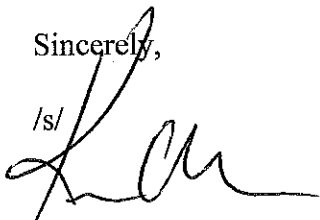
This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **01/10/2018** at which time compliance will be required. Failure to comply will result in this 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/ 

Kevin Hanscombe
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager WHITE THERESE K &		Inspector Kevin Hanscombe	Inspection Date 12/6/2017
Location 13 LYNDA RD	CBL 163 H013001	Status Violations Exist	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 206					
Violation:	SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.				
	NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)				
Notes:	All bedrooms missing smoke alarms must be addressed immediately.				
2) 207					
Violation:	CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.				
	NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468				
Notes:	Missing basement. (combination smoke and co alarms are permitted where applicable)				
3) 210					
Violation:	ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.				
	NFPA 101 (2009) 24.2.2.3.3				
Notes:	Missing bedrooms				
4) 211					
Violation:	OTHER				
Notes:	Small amount of paper faced insulation was in basement and needs to either be removed or covered appropiatly.				
Comments:	Reinspection for detection and the hazardous condition with the insulation must take place on or before 01/10/2018. A plan of action to adress the egress windows can be submitted at this time.				