

**Director of Planning and Urban Development**

**Jeff Levine**

September 5, 2013

LAMOUR ISELY &

592 WASHINGTON AVE PORTLAND, ME 04103

**Inspection Services, Director**

**Tammy M. Munson**

**CBL: 166 C001001 Located at: 592 WASHINGTONAVE**

 **Certified Mail**: 7013 1090 0002 1737 7547

Dear Mr. Lamour,

**POSTING NOTICE**

An evaluation of the above-referenced property on **8/28/2013** revealed that the structure fails to

Comply with Section 6-120.1 of the Housing Code of the City of Portland. At that time you were provided a list of the violations and the building was posted against occupancy. On Friday 8/30/2013

A subsequent inspection with Code and the Portland Fire Department took place. Based on that inspection, the following deficiencies will need to be corrected before the dwelling can be reoccupied.

* A licensed Master Electrician will need to review the electrical work that was recently done on the second floor. Once done, the electrician will need to provide the city with a letter stating that the electrical work meets code and is safe. An electrical permit will need to be acquired before any work is done. Once done, the electrician will need to schedule an inspection with the city.
* All means of egress from the building will need to be cleared of any debris and/or unblocked.

 Once these two conditions are met, the city will re-inspect the building to ensure that it meets code and is

 safe to occupy.

 Longer term, as we discussed the city will need action plans including timelines for the following

 Violations:

* You will need to apply for building and plumbing permits for the work that has been done on the second floor and for the first level deck. You will need to include detailed plans of the work that will be done with the permit applications.
* Items will need to be removed from the attic space, basement and any other storage areas that will reduce the fire load. The conditions as presented today are a hazard.
* Self -closing Fire rated doors will need to be installed in the entry ways of each unit.

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,

Chuck Fagone

Code Enforcement Officer

(207) 874-8789