



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

September 29, 2017

NEWELL NIKKI L
346 STEVENS AVE
PORTLAND, ME 04103

CBL: 175 A009001
Located at: 346 STEVENS AVE

Certified Mail 7014 1820 0001 4047 1727

Dear NEWELL NIKKI L,

An evaluation of the above-referenced property on **09/29/2017** 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 **10/31/2017** 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", with a long horizontal line extending to the right.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager NEWELL NIKKI L		Inspector Jason Duval	Inspection Date 9/29/2017
Location 346 STEVENS AVE	CBL 175 A009001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 207	Interior			Basement	
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.				
Notes:	NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468 Smoke/CO combo alarm is required in the basement.				
2) 205	Interior				
Violation:	SMOKE ALARMS / LEVEL; 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: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.				
Notes:	NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i) Smoke/CO combo alarm is required in the basement. Smoke alarm is required in common area (living room) of both units.				
Comments:	Failed. Smoke/CO needed in basement. Smoke needed in common area of unit 1 and unit 2. To schedule inspection please contact Licensing & Registration at 207-756-8131 or housingsafety@portlandmaine.gov within 30 days.				