



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

August 3, 2017

STEVENS AVENUE PROPERTIES LLC  
209 STEVENS AVE  
PORTLAND, ME 04102

**CBL: 177 I010001**  
**Located at: 209 STEVENS AVE**

**Certified Mail 7015 3010 0000 0201 0884**

Dear Stevens Avenue Properties Llc,

#### SECOND NOTICE OF VIOLATION - BILLING NOTIFICATION

An evaluation of the above-referenced property on 08/02/2017 revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on 08/15/2017, 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 and in Title 30-A M.R.S.A ss 4452.

Please be advised that because this is the second inspection and there are repeat violations, Section 6.2 of the Code requires that you pay a \$150.00 re-inspection fee. This must be paid prior to re-inspection. Failure to pay the assessed fee within 30 days shall cause the City to assess lien against the property pursuant to Section 1-16 of the Code. Please feel free to contact me at (207) 874-8703 you wish to discuss this matter further or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duval", written over a horizontal line.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> Stevens Avenue Properties Llc		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 8/2/2017
<b>Location</b> 209 STEVENS AVE	<b>CBL</b> 177 1010001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 205	Interior			Bedroom	
<b>Violation:</b>	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.				
<b>Notes:</b>	NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i) Smoke alarm was removed and non-existent during the walkthrough inspection. The property owner and maintenance staff were instructed to immediately replace the missing smoke alarm.				
2) 6-108.(b)	Interior			Basement	
<b>Violation:</b>	INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF.				
<b>Notes:</b>	Remove, cover or replace the exposed paper faced insulation.				
3) 91.25					
<b>Violation:</b>	NFPA 70 MISSING BOX COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, ON STANDARDS FOR MISSING BOX COVERS.				
<b>Notes:</b>	Missing outlet covers in hallways.				
<b>Comments:</b>	8/2/17- Smoke/CO alarm missing in Apt 2 bedroom. Outlet covers throughout hallways not covered. Smoke alarms missing batteries in hallways. Paper faced insulation still not addressed.				

**CITY OF PORTLAND  
PERMITTING AND INSPECTIONS**

389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

**Applicant:** Howard Yee  
**Location:** 209 STEVENS AVE  
**CBL:** 177 I010001  
**Invoice Date:** 08/08/2017

<b>Fee Description</b>	<b>Fee Charge</b>
08/03/2017 BUILDING REINSPECTION Re-inspection of property for Housing Safety. Violations Not Corrected	\$150.00
<b>Amount Due Now:</b>	<b>\$150.00</b>

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Detach and remit with payment

**CBL 177 I010001**

**Invoice Date: 08/08/2017**

**Invoice No: 3277**

**Total Amt Due: \$150.00**

**Payment Amount:**

**Bill to:** Howard Yee  
45 Waites Landing  
Falmouth Foreside, ME 04105

Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.

CITY OF PORTLAND  
 FIRE PREVENTION BUREAU  
 380 Congress Street, Portland, Maine 04101  
 fireprevention@portlandmaine.gov  
 (207) 874-8400

**NOTICE OF VIOLATION AND ORDER TO CORRECT**

June 19, 2017

<b>Location</b> 209 STEVENS AVE	<b>CBL</b> 177 1010001	<b>Inspection Date</b> 5/25/2017
<b>Inspector</b> Ryan Walsh	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> Failed

The City of Portland Fire Department inspected this property, and found the fire and life safety code violations listed below, which you are hereby ordered to correct. You must propose a date of completion to remedy each violation, a final date of completion, and a date of re-inspection.

**You must send this form to the Fire Prevention Bureau no later than 7/15/2017.**

Your failure to submit a plan of action by the date provided, or to correct any violation within the applicable time frame, may result in legal action against you, the imposition of civil penalties, and the pursuit of other legal remedies.

Violation	Proposed Date of Completion
<b>NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED;</b> In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. Multiple smoke detectors taken down in all apartments	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
<b>NFPA 1 EXCESSIVE/DISORDERLY STORAGE;</b> Reference NFPA 1 for excessive fuel-load. Excessive storage in the basement	___/___/___
<b>NFPA 70 MISSING BOX COVERS;</b> Refer to NFPA 70, National Electrical Code, on standards for missing box covers. Multiple outlet covers in common halls	___/___/___
<b>NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED;</b> Refer to NFPA 101- Table 8.3.4.2 that states fire door assemblies for vertical shafts (including stairways, exits, and refuse chutes) are rated and required for 1 hour. Fire door to basement has air gaps around door	___/___/___
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	___/___/___
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	___/___/___

The Bureau reserves the right to reject or modify any proposed plan of action, and may require evidence of sufficient financial and technical capacity to complete the proposed plan. Please contact the Bureau with any questions.

**VIOLATOR CERTIFICATION**

*I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Fire Prevention Bureau prior to the deadline to request an extension, which is entirely within the Bureau's discretion to grant or deny.*

*I further understand that it is my responsibility to schedule a reinspection of my property once the violations have been remedied to do so. My failure to schedule a reinspection shall be deemed an admission that the violations have not been remedied.*

*If I fail to comply with this agreement, I understand that I am liable for penalties pursuant to the City of Portland Code of Ordinances §§ 1-15 and 10-25, and 30-A M.R.S. § 4452 and may be subject to further legal action.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Responsible Party

\_\_\_\_\_  
Date

\_\_\_\_\_  
Responsible Party

**SEEN AND AGREED**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fire Prevention Bureau