



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

December 27, 2017

CARTER WILLIAM M LIVING TRUST  
3444 S WAKEFIELD ST  
ARLINGTON , VA 22206

**CBL: 183A A015001**  
**Located at: 248 LUDLOW ST**

**Certified Mail 70132250000169951700**

Dear CARTER WILLIAM M LIVING TRUST,

An evaluation of the above-referenced property on **10/05/2017** 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. A re-inspection of the premises shall occur on or before **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/

A handwritten signature in black ink, appearing to read "Kevin Hanscombe", written over a white background.

Kevin Hanscombe  
Code Enforcement Officer

---

---

**CITY OF PORTLAND**  
**HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

---

**Inspection Violations**

<b>Owner/Manager</b> CARTER WILLIAM M LIVING TRUST		<b>Inspector</b> Kevin Hanscombe	<b>Inspection Date</b> 10/5/2017
<b>Location</b> 248 LUDLOW ST	<b>CBL</b> 183A A015001	<b>Status</b> Violations Exist	<b>Inspection Type</b> 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.

**Notes:** NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)  
2 bedrooms smoke alarms missing (3rd bedroom/office on 1st floor the alarm was not installed correctly not connected to hard wired source already in place)

---

2) 205

**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)  
missing basement and 1st level

---

3) 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.

**Notes:** NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468  
Missing basement and 1st level

---

**Comments:** You must call 207-874-8557 to schedule the re-inspection on or before 01/10/2018