



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy M. Munson

December 21, 2010

COPY

NICE COLMAN LIFE INT
Adam Nice
41 Columbia Road
Portland, ME 04103

CBL: 184 C0100001 & 184 C008001
Located at 33-35 & 43-45 Columbia Rd.

Certified Mail 70100780000114926321

Notice of Violation **33-35 and 43-45 Columbia Rd.**

Dear Mr. Nice:

On December 16, 2010, Daniel Bell, President of Sullivan Management (your agent), and the City conducted a 10:30 AM scheduled inspection of your properties at 33-35 and 43-45 Columbia Rd.

By virtue of this letter and the violations list below, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations observed at these properties. These violations require correction. They are as follows:

Life Safety (Fire):

- 1) The basement level smoke detectors are either non-working or non-existent. All smoke detectors within both buildings must be installed and in working order **within seven (7) business days from your receipt of this letter.** If new wiring is installed (i.e. hard wired smoke detectors), however, the City requires an electrical permit application prior to doing the work. Hard wiring must be completed **no later than December 31, 2010.**
- 2) Remove, replace and or cover the paper faced insulation in the basement of 33-35 Columbia Rd with approved materials. To be completed **no later than December 31, 2010.**

- 3) Permanently seal the communicating door between the two residential units at 33-35 Columbia Rd **no later than December 31, 2010.**

Plumbing/ HVAC:

- 4) An HVAC permit must be obtained for repairs, and or replacement made to un-permitted boiler/heating unit work in the basement of both 33-35 and 41-43 Columbia Rd. properties. The City requires these HVAC permit applications to be submitted **no later than December 31, 2010.**
- 5) Cap/seal all open plumbing pipes in the basement (see photos). This works shall be completed **no later than December 31, 2010.**

Electrical:

- 6) Open junction boxes: loose-end wiring, missing breaker panel covers, and illegal connections to existing (knob and tubing) wiring in the basement at 33-35 Columbia Rd. must be corrected **no later than January 7, 2011.**
- a. Lighting within hallways, basement and common areas throughout the building must be functioning. All electrical work (alterations and repairs) must be completed by a Licensed Electrician, who shall certify the electric work has been installed according to Code. If new wiring is installed, the City requires an electrical permit application to be submitted **by a December 31, 2010 and the work completed by January 7, 2011.**

Garbage/ Waste:

- 7) Remove the unregistered "junked" (flat tires, no license plate, and damaged taillights) vehicle from the back-yard of 43-45 Columbia Rd. **no later than December 31, 2010.**

Thursday

Sincerely,



Penny St. Louis Littell
Director of Planning and Urban Development

Enclosures

CC: Jon Rioux, Code Enforcement Officer
Tammy M. Munson, Inspection Service, Director
Marge Schmuckal, Zoning Administrator
Councilor Ed Suslovic
Daniel Bell, Sullivan Management

