



**CITY OF PORTLAND**

**CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 68 Wolcott St, 18J-K-004

**Owner:** Josh Wagner

**Address of Owner:** 130 Bancroft St, Portland ME 04102      **Telephone:** 831-4545

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** three (3)

**Number of units to be legalized:** one (1)

total: four (4)

**Comments of approval or disapproval (list any and all conditions):**

See attached list

**Signature:** Noa Keph

**Date:** 5-23-11

Housing Inspection  
January 25, 2011

68 Wolcott St

Provide:

1. Code compliant electrical wiring in stair
2. Clear path of travel in halls/corridors. Storage not allowed in means of egress.
3. Code compliant dryer vent.
4. 36" from boiler to all combustibles. Note: Amount of clutter in the basement is pushing the limits of what is allowed. Suggest reducing the amount of storage at this time.
5. Electrical wiring to be brought up to code (secure electrical boxes, provide cover plates (j-boxes, water heater cover plate, etc), secure wiring, remove extension cords going over partitions, provide blanks at sub panel, secure subpanels, provide clear path to panels, remove unused switches in stair to boiler and protect wiring to remaining switch

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning  
Lee Urban, Director



**CITY OF PORTLAND**

**NFPA LIFE SAFETY CODE - FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code - Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 68 Wolcott St, 185-K-004

**Owner:** Josh Wagner

**Address of Owner:** 130 Bancroft St, Portland 04102 Telephone: 831-4545

**Applicant information if different than above:** \_\_\_\_\_

**Current number of legal units:** three (3)

**Number of units to be legalized:** None (0)

total: four (4)

**Comments of approval or disapproval (list any and all conditions):**

Dwelling units @ 68 Wolcott shall comply with the attached list of violations to comply with NFPA Life Safety Code 101 AND City of Portland Fire Code.

**Signature:** FF Josh Matello

**Date:** 5/17/11

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**Inspection Information:**

Inspection date . . . : 1/26/11  
Inspection type . . . : ROUTINE INSPECTION  
Inspector 1 name . . . : JOHN R. MARTELL  
Inspecting station . . : Fire HQ  
Inspecting shift . . . : Staff 10 hrs  
Inspecting apparatus: C41

**Property Information:**

Property number . . . : 234107  
Property name . . . . : 3 UNIT  
Address . . . . . : 0068 WOLCOTT ST, PORTLAND ME 04101  
Phone number . . . . : 000-000-0111

**Owner Information:**

Owner name . . . . . : JOSH WAGNER  
Address . . . . . : 130 BANCROFT ST, PORTLAND ME 04102  
Phone number . . . . : 207-831-4545

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**\*\* VIOLATIONS \*\***  
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Violation number . . : 1  
Violation class . . . : FIRE DOORS  
Violation type . . . : 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED  
Location . . . . . : UPSTAIRS DOORS TO STAIRS,UNIT2-2 DOORS  
UNIT 1 ENTRY TO LAUNDRY  
Compliance date . . : 3/07/11  
Compliance remedy . : Per City Ordinance

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Violation number . . : 2  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : HARDWIRED SMOKE DETECTORS WITH BATTERY BACK UP REQ  
UIRED IN EACH SLEEPING ROOM.  
Code reference . . . : 10-3  
Location . . . . . : PHOTOELECTRIC INTERCONNECTED DETECOTRS WITH  
ONES IN COMMON AREA OF UNIT  
Compliance date . . : 3/07/11  
Compliance remedy . : Per City Ordinance

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Violation number . . : 3  
Violation class . . . : FIRE DOORS  
Violation type . . . : 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED  
Location . . . . . : BASEMENT  
Compliance date . . : 3/07/11  
Compliance remedy . : Per City Ordinance

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Violation number . . : 4  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : ELECTRICAL VIOLATION  
Location . . . . . : PROPERLY MOUNT ELECTRIC PANELS BASEMENT  
Compliance date . . : 3/07/11

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Violation number . . : 4 (Continued)  
Compliance remedy . . : Per City Ordinance  
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Violation number . . : 5  
Violation class . . . : ELECTRIC WIRING  
Violation type . . . : DEFECTIVE ELECTRICAL RECEPICAL  
Location . . . . . : FOR DRYER AND WASHER IN BASEMENT  
Compliance date . . . : 3/07/11  
Compliance remedy . . : Per City Ordinance  
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Violation number . . : 6  
Violation class . . . : HEATING EQUIPMENT  
Violation type . . . : BOILER PROTECTION REQUIRED  
Location . . . . . : SPRINKLER OVER BIOLER  
Compliance date . . . : 3/07/11  
Compliance remedy . . : Per City Ordinance  
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Violation number . . : 7  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : TWO EXITS REQUIRED EACH FLOOR ABOVE GROUND OR SPRI  
NKLER SYSTEM  
Location . . . . . : ILLEGAL UNIT 2ND FLOOR DOES NOT HAVE SECOND  
MEANS OF EGRESS  
Compliance date . . . : 6/18/11  
Compliance remedy . . : Per City Ordinance  
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Violation number . . : 8  
Violation class . . . : APARTMENT BUILDINGS  
Violation type . . . : HARDWIRED CARBON MONOXIDE ALARMS WITH BATTERY BACK  
UP REQUIRED WITH IN EACH DWELLING UNIT ON EACH LE  
VEL. INSTALLATION MUST COMPLY WITH NFPA 720.  
Code reference . . . : 10-3  
Location . . . . . : FOR EACH UNIT  
Compliance date . . . : 6/18/11  
Compliance remedy . . : Per City Ordinance  
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