



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

July 21, 2010

ROBERTS CHRISTOPHER A &
38 BOLTON ST
PORTLAND, ME 04102

CBL: 186 C032001
Located at 38 BOLTON ST

Certified Mail 70090820000141891426

Dear ROBERTS CHRISTOPHER A & ,

An evaluation of the above-referenced property on 07/21/2010 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 14 days of the date of this notice. A re-inspection of the premises will occur on 08/04/2010 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Nicholas Adams @
Building Inspector

RECEIVED

AUG 20 2010

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager ROBERTS CHRISTOPHER A &		Inspector Nicholas Adams	Inspection Date 7/21/2010
Location 38 BOLTON ST	CBL 186 C032001	Status Re-Inspect 14 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 6-108.(d) Interior Entire

Violation: Stairways, stairwells, stairs and porches.

Notes: Egress Stairways need to have continuous handrails throughout. Need Fire doors with closures on all unit doors and labeling.

Sec. 6-108. Minimum standards for structural elements.

No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards:

(d) Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

2) 6-109.(a) Interior Bathroom

Violation: Maintenance of assigned areas

Notes: Bathroom water closet and sink need to be repaired. Both leak and are not secured.

Every dwelling, dwelling unit, roominghouse, rooming unit, dwelling premises, or combination of the same, shall be kept and maintained in a sanitary and clean condition, and facilities shall be provided, in accordance with the following division of responsibility:

(a) Maintenance of assigned areas. Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

3) 6-108.(c) Interior Entire

Violation: Exterior windows, doors and skylights

Notes: All windows need to have screens in place and all windows have to be in proper working order.

(c) Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.

Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.

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 Portland, Maine 04101

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Locatation 38 BOLTON ST	CBL 186 C032001	Status Re-Inspect 14 Days	Inspection Type Complaint-Inspection

4) 6-109.(a) Interior Entire

Violation: Maintenance of assigned areas

Notes: Need to address Co and smoke dectectors throughout property. Need to be installed as per city code.

Sec. 6-109. Sanitation and maintenance of equipment; division of responsibility therefor. Every dwelling, dwelling unit, roominghouse, rooming unit, dwelling premises, or combination of the same, shall be kept and maintained in a sanitary and clean condition, and facilities shall be provided, in accordance with the following division of responsibility:

(a) Maintenance of assigned areas. Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

5) 6-109.(e) Interior Entire

Violation: Rodent and vermin control.

Notes: Need to hire a license pest control officer to address the mice and other rodent problems as per city ordinance.

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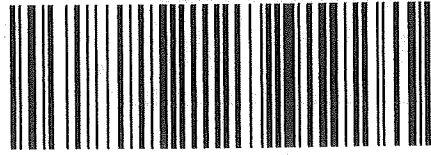
(e) Rodent and vermin control. Every dwelling, dwelling unit, rooming house, rooming unit, and dwelling premises shall be kept and maintained free from insects, rodents, or other pests in accordance with the following division of responsibility

Comments: Went to apartment 2 and met the tenants on site. The stairways need continous handrails throughout. Need fire doors and unit labeling. Need self closures on all fire doors. There are not any CO dectors in apartment #2 No reason to believe there are any in 1 and 3. The smoke detectors are not working properly in unit 2. The bathroom in unit 2 has plumbing issues, the water closet is not bolted to floor and leaks. The vanity sink leaks and needs new plumbing. In the kitchen of unit 2 the sink appears to be leaking and looks like mice fieces in cabinet. The backstairways handrail is broken. Needs a valve on the washer machine the knob is broke off. Need to look in the basement to see what the condition is. Called LL no answer left message. Talked to Ben W and have set up a walkthrough tomorrow at 10 am. Will send vio letter and call LL again. NLA

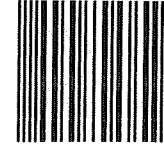
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Inspection Services Division
389 Congress Street, RM 315
Portland, Maine 04101-3509



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