



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

January 5, 2018

ROUSSIN JOANNE  
8 SANDY HILL RD  
SOUTH PORTLAND, ME 04106

**CBL: 186A F017001**  
**Located at: 196 MASSACHUSETTS AVE**

**Certified Mail 7013 2250 0001 6995 1977**

Dear ROUSSIN JOANNE,

An evaluation of the above-referenced property on **12/29/2017** 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. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **01/19/2018** 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 "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> ROUSSIN JOANNE		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 12/29/2017
<b>Location</b> 196 MASSACHUSETTS A	<b>CBL</b> 186A F017001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 55.160

**Violation:** NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements.

**Notes:** Address the hanging/missing smoke alarms throughout 2nd floor unit.

2) 55.290

**Violation:** NFPA 101- 31.2.2.2.1 DOORS COMPLYING WITH 7.2.1; DOORS COMPLYING WITH 7.2.1 SHALL BE PERMITTED.

**Notes:** Bedroom door in 2nd floor unit requires a doorknob.

3) 6-114.

**Violation:** MINIMUM HEATING STANDARDS.; No person shall occupy as owner-occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty-first, any dwelling, dwelling unit, rooming house or rooming unit which does not comply with the minimum standards found in subsections 1 thru 3.

**Notes:** Address the heating issue for 2nd floor unit. Kitchen under 60 degrees, back hallway and back bedroom in the 40 degree range.

Heating facilities required. Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixty-eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level, as required by prevailing weather conditions from September fifteenth through May fifteenth of each year.

**Comments:** 12/29/2017 Field Inspection- Heating supply does not heat unit completely. Kitchen area in 50s and back hallway and bedroom in 40s. Smoke alarms hanging and doorknob to one bedroom needs to be repaired.