



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

October 30, 2017

ROUSSIN JOANNE  
8 SANDY HILL RD  
SOUTH PORTLAND, ME 04106

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

**Certified Mail 7014 1820 0001 4049 7024**

Dear ROUSSIN JOANNE,

An evaluation of the above-referenced property on **10/30/2017** 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 **24 hours** of the date of this notice. A re-inspection of the premises will occur on **11/01/2017** 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 large, stylized flourish.

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> 10/30/2017
<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>
-------------	----------------	--------------	-----------------	-------------	------------------------

---

1) 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:** (a) When central heating plant not available. When heat is not furnished by a central heating plant, each dwelling unit or rooming unit shall be provided with one (1) or more masonry flues and smoke or vent pipe connections, or equal arrangement, in accordance with the provisions of the city Code to permit the use of heating equipment capable of providing heat as required by this section.

(b) 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.

(c) Maintenance of equipment. All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.

---

2) 6-111.(d)

**Violation:** MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.

**Notes:** Hot water is required.

---

**Comments:** A licensed professional is required to fix the issue of no hot water/heat for the building within 24 hours of the notice.