



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

January 17, 2018

GAERTNER MARGARET E
11 STEVENS AVE
PORTLAND, ME 04102

CBL: 188 A004001
Located at: 11 STEVENS AVE

Certified Mail 7013 2250 0001 6995 1779

Dear GAERTNER MARGARET E,

An evaluation of the above-referenced property on **12/29/2017** that the structure fails to comply with Chapter 10 of the Code of Ordinances of the City of Portland, Fire Prevention and Protection. Attached is a list of the violations.

This is a notice of violation pursuant to Section 10-107 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises must occur within **30** days 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 Article III 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,

A handwritten signature in black ink, appearing to read "Matthew Sarapas", with a stylized flourish at the end.

Matthew Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager GAERTNER MARGARET E		Inspector Matthew Sarapas	Inspection Date 12/29/2017
Location 11 STEVENS AVE	CBL 188 A004001	Status Violations Exist	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 207

Violation: CARBON MONOXIDE ALARMS / LEVEL; Carbon Monoxide Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) Carbon Monoxide alarms must be powered by the (A) building electrical system, or (B) 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: (1) on each level of the dwelling unit, and (2) including the basement.

NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468

Notes: First floor, per NFPA 720 alarm must be installed outside sleeping rooms. Current co alarm is installed in bedroom that is periodically rented.

2) 210

Violation: ESCAPE WINDOWS; Escape Windows - One and Two-Family Dwellings: Escape windows shall be a free and clear outside window or door operable from the inside without the use of tools, keys, or special effort. Windows shall be within 20 feet of the finished ground level or accessible by rescue apparatus (if approved), or opening onto an exterior balcony and when below ground level shall be provided with an accessible, free and clear, window well.

NFPA 101 (2009) 24.2.2.3.3

Notes: Owner's bedroom window does not meet code requirements for secondary means of escape/egress

Comments:

(2) The required minimum number and location of carbon monoxide detection devices shall be satisfied (independently) through the installation of system [carbon monoxide] detectors. The installation of additional [carbon monoxide] detectors shall be permitted. The installation of additional [carbon monoxide] alarms including partial or complete duplication of the [carbon monoxide] detectors satisfying the required minimum shall be permitted. [72:11.3.3]

9.3.4 Supplementary functions, including the extension of an alarm beyond the residential occupancy, shall be permitted and shall not interfere with the performance requirements of this chapter. [72:11.3.4]

9.4 Required Protection.

9.4.1* Carbon Monoxide Alarms and Detectors. The warning functions intended in this standard shall be performed by single- or multiple-station alarms or by detectors connected to a control unit and associated equipment, in accordance with 9.3.3.

9.4.1.1* Carbon monoxide alarms or detectors shall be installed as follows:

- (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
- (3) Other locations where required by applicable laws, codes, or standards

9.4.1.2* Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

9.4.2 Alarm Notification Appliances.

9.4.2.1 General. Each alarm or detector shall cause the operation of an alarm notification appliance that shall meet the performance requirements of 6.4.2 and 6.4.4.

9.4.2.2* Alarm Notification Appliances for the Hearing Impaired.

9.4.2.2.1 When alarm notification appliances for the hearing impaired are provided, each initiating device shall cause the operation of a visible alarm signal in accordance with 9.6.3 or the operation of a listed tactile notification appliance.

9.4.2.2.2 Visible notification appliances used with single- or multiple-station carbon monoxide alarms shall be permitted to operate in accordance with 9.5.5.

9.5 Power Supplies.

9.5.1 General.

9.5.1.1 All power supplies shall have sufficient capacity to operate the alarm signal(s) for at least 12 continuous hours.

9.5.1.2 For electrically powered carbon monoxide warning equipment, the primary (main) power source shall be ac along with a secondary power source meeting the specifications of 9.5.4, unless otherwise permitted by the following:

- (1) Detectors and alarms shall be permitted to be powered by a monitored dc circuit of a control unit when power for the control unit meets the requirements of Section 9.5

(2) A detector and a wireless transmitter that serves only that detector shall be permitted to be powered from a monitored battery primary (main) source where part of a listed, monitored, low-power radio (wireless) system.

(3) In existing construction, a monitored battery primary (main) power source, as described in 9.5.3, shall be permitted.

9.5.2 Primary Power Supply — ac.

9.5.2.1 An ac primary (main) power source shall be a commercial light and power supply or other dependable source.

9.5.2.2 A visible "power on" indicator shall be provided.

9.5.2.3 Primary (main) ac power shall be supplied from either a dedicated branch circuit or the unswitched portion of a branch circuit also used for power and lighting.

9.5.2.4 All electrical systems designed to be installed by other than a qualified electrician shall be powered from a source not in excess of 30 volts that meets the requirements for Class 2 circuits as defined in Article 725 of *NFPA 70, National Electrical Code*.

9.5.2.5* A restraining means shall be used at the plug-in of any cord-connected installation.

9.5.2.6 Operation of a switch (other than a circuit breaker) or a ground fault circuit interrupter shall not cause loss of primary (main) ac power.

9.5.2.7 The requirement of 9.5.2.6 shall not apply where a ground fault circuit interrupter serves all electrical circuits within the dwelling unit.

9.5.2.8 Neither loss nor restoration of primary (main) ac power shall cause an alarm signal exceeding 2 seconds.

9.5.2.9 The primary (main) ac power supply shall be of sufficient capacity to operate the system under all conditions of loading with any secondary (standby) battery disconnected or fully discharged.

9.5.3 Primary Power Supply — Monitored Battery. Carbon monoxide warning equipment shall be permitted to be powered by a battery, provided that the battery is monitored to ensure that the following conditions are met:

- (1) All power requirements are met for at least 1 year of battery life, including monthly testing.
- (2) A distinctive audible trouble signal sounds before the battery is incapable of operating the device(s) (from causes such as aging or terminal corrosion) for alarm purposes.
- (3) Automatic transfer is provided from alarm to a trouble condition for a unit employing a lock-in alarm feature.
- (4) The unit is capable of producing an alarm signal for at least 12 hours at the battery voltage at which a trouble signal is normally obtained, followed by not less than 7 days of trouble signal operation.
- (5) After the initial 4 minutes of alarm, the 5-second "off" time of the alarm signal shall be permitted to be changed to 60 seconds \pm 10 percent.
- (6) The audible trouble signal is produced at least once every minute for 7 consecutive days.
- (7) Acceptable replacement batteries are identified by the manufacturer's name and model number on the unit near the battery compartment.