



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

QUINLAN KEVIN D  
47 STEVENS AVE  
PORTLAND, ME 04102

**CBL: 188 A038001**  
**Located at: 47 STEVENS AVE**

**Certified Mail 7015 3010 0000 0201 0815**

Dear QUINLAN KEVIN D,

An evaluation of the above-referenced property on **07/29/2017** 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 **09/02/2017** 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 be "MS", is written over the signature line.

Matthew Sarapas  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> QUINLAN KEVIN D		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 7/29/2017
<b>Location</b> 47 STEVENS AVE	<b>CBL</b> 188 A038001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.050					
<b>Violation:</b>	NFPA 101- 7.2.1.15.8 FIRE DOORS MUST BE REPAIRED OR MAINTAINED; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.				
<b>Notes:</b>	Adjust self closing hinges throughout to ensure doors close and positively latch				
2) 55.05					
<b>Violation:</b>	NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.				
<b>Notes:</b>	Hardwired carbon monoxide alarms required in common areas each level including basement. Tenants have removed current plug in alarms.				
3) 55.20					
<b>Violation:</b>	NFPA 101- 31.3.3.2 INTERIOR FINISH; INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH 10.2 SHALL BE PERMITTED AS FOLLOWS: (1) EXIT ENCLOSURES- CLASS A OR B (2) LOBBIES AND CORRIDORS- CLASS A OR B (3) OTHER SPACES- CLASS A, B, OR C.				
<b>Notes:</b>	Unrated paneling in rear stairs must be removed or coated with intumescent paint. Carpet in front stairs must be rated or removed.				
4) 55.530					
<b>Violation:</b>	CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.  4.6.1 Residential units shall be designated using numerals.  4.6.2 The first numerical of each residential unit shall be the floor designation.  4.6.3 In single floor buildings the floor designation shall be omitted.				
<b>Notes:</b>	Number unit doors front and rear				
5) 55.485					
<b>Violation:</b>	NFPA 101- 31.3.6.3.1 UNPROTECTED OPENINGS ARE PROHIBITED IN CORRIDORS; UNPROTECTED OPENINGS, OTHER THAN THOSE FROM SPACES COMPLYING WITH 31.3.6.3.2, SHALL BE PROHIBITED IN EXIT ACCESS CORRIDOR WALLS AND DOORS.				
<b>Notes:</b>	Attic hatch and closet ceiling in rear stairway need one hour fire rating.				

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6) 55.300

**Violation:** NFPA 101- 31.2.2.2.2.1 DOORS LOCKED AGAINST EGRESS; NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.

**Notes:** Replace deadbolt in unit #2 front with model not requiring key to operate

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7) 1.155

**Violation:** 1-10.12.1 STREET NUMBERS ON FRONT OF BUILDING; NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

**Notes:**

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8) 3.011

**Violation:** NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED:  
BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT (MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)

**Notes:**

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**Comments:**