



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

February 6, 2018

SHIR AHMAD S & SHAHNAZ JTS
100 DUCK POND RD
WESTBROOK, ME 04092

CBL: 224A A017001
Located at: 722 BRIGHTON AVE

Certified Mail 7013 2250 0001 6995 1847

Dear Shir Ahmad S & Shahnaz Jts,

An evaluation of the above-referenced property on **02/06/2018** 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 **03/06/2018** 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,

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 Shir Ahmad S & Shahnaz Jts		Inspector Matthew Sarapas	Inspection Date 2/6/2018
Location 722 BRIGHTON AVE	CBL 224A A017001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 206					
Violation:	SMOKE ALARMS / BEDROOMS; Smoke Alarms - One and Two-Family Dwellings: Single-station or multiple-station (interconnected) photoelectric smoke alarms must be powered by the building electrical system or powered by a 10-year non-replaceable battery and shall be positioned correctly on walls or ceilings: in all sleeping rooms.				
	NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)				
Notes:	No bedroom smoke alarms present.				
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:	Egress/escape windows in all bedrooms are not code compliant. Compliant windows must be installed prior to occupancy.				
3) 211-006-153(a)					
Violation:	DISCLOSURE OF BUILDING OWNERSHIP - FAILURE TO REGISTER; Any person, business entity or other organization failing to timely file the required rental housing registration or failing to timely pay, in full, the rental housing registration fee or annual renewal fee, or failing to timely file any required update to the rental housing registration shall be in violation.				
	City Code of Ordinances Section 6-153 (a)				
Notes:	Per prior inspection, property is not registered with HSO				
4) 6.003					
Violation:	NFPA 70- ARTICLE 590.6 EXT. CORD USED FOR PERMENANT WIRING; Ground-fault protection for personnel for all TEMPORARY wiring installations shall be provided to comply with 590.6 (A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment or similar activities.				
Notes:	Living room fluorescent fixture is powered by multiple extension cords - extension cords may not be sed as permanent wiring				
5) 6.004					
Violation:	NFPA 70- ARTICLE 406.11 DEFECTIVE ELECTRICAL RECEPTACLES; IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.				
Notes:	Outlets have open grounds throughout.				

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6) 6.016

Violation: NFPA 101- 9.1.2 CERTIFY ELECTRICAL SYSTEM; ELECTRICAL WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 70, UNLESS SUCH INSTALLATIONS ARE APPROVED EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE.

Notes: Licensed master electrician must address the open grounds as well as certify that the system complies with NEC requirements.

Comments: