



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

October 10, 2017

RISBARA PETER L &
36 RANDOLPH ST
PORTLAND, ME 04103

CBL: 263 C004001
Located at: 976 BRIGHTON AVE

Certified Mail 7014 1820 0001 4049 5037

Dear RISBARA PETER L &,

An evaluation of the above-referenced property on **10/10/2017** 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 smoke and carbon monoxide alarm violations shall be corrected within **30 days** of the date of this notice. Owner should submit a timeline for installation of egress compliant windows in each bedroom. 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", is written over a horizontal line.

Matthew Sarapas
Code Enforcement Officer

CITY OF PORTLAND
HOUSING SAFETY OFFICE

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RISBARA PETER L &		Inspector Matthew Sarapas	Inspection Date 10/10/2017
Location 976 BRIGHTON AVE	CBL 263 C004001	Status Failed	Inspection Type Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
------	---------	-------	----------	------	-----------------

1) 205

Violation: SMOKE ALARMS / LEVEL; 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: (1) within 21 feet of any door to a sleeping room and (2) in living areas separated by doors on each level of the dwelling unit and (3) including the basement.

Notes: NFPA 101 (2009) 24.3.4.1(2)(3), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)
All levels including basement. Basement alarm needs to be installed on the basement level.
Combination smoke/co alarms may be used provided they are hardwired or 10 year sealed, non-removable battery units.

2) 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.

Notes: NFPA 720 (2009) 9.5.1, 9.5.3, amended by State Law Title 25, Chapter 317 § 2468
All levels including basement. Basement alarm needs to be installed on the basement level.
Combination smoke/co alarms may be used provided they are hardwired or 10 year sealed, non-removable battery units.

3) 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.

Notes: NFPA 101 (2009) 24.3.4.1(1), 9.6.2.10, amended by City Code of Ordinances Section 10-3(i)
Smoke alarms removed in all three bedrooms. One bedroom has a combination smoke/co alarm that was intended to be hardwired, backup battery can't be permanent source of power.

4) 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: All 3 bedrooms need to have an egress/escape window that provides a net opening of 5.7 square feet.

CITY OF PORTLAND
HOUSING SAFETY OFFICE

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RISBARA PETER L &		Inspector Matthew Sarapas	Inspection Date 10/10/2017
Location 976 BRIGHTON AVE	CBL 263 C004001	Status Failed	Inspection Type Housing Safety Inspection

Comments: Tenant has removed all but one smoke/co alarm from bedrooms and first floor. Remaining combination smoke co/alarm at top of second floor stairs is non-compliant alarm powered by AA batteries.