



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

December 2, 2017

LAIRD DIANA  
21 CUMBERLAND ST # 4  
BOSTON , MA 02115

**CBL: 298 A042001**  
**Located at: 17 W COMMONWEALTH DR**

**Certified Mail 70132250000169951588**

Dear LAIRD DIANA,

An evaluation of the above-referenced property on **11/22/2017** 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 **01/05/2018** 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,

/s/

A handwritten signature in black ink, appearing to read "KH", written over a horizontal line.

Kevin Hanscombe  
Code Enforcement Officer

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**CITY OF PORTLAND**  
**HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

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**Inspection Violations**

<b>Owner/Manager</b> LAIRD DIANA		<b>Inspector</b> Kevin Hanscombe	<b>Inspection Date</b> 11/22/2017
<b>Location</b> 17 W COMMONWEALTH	<b>CBL</b> 298 A042001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Housing Safety Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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:** All bedrooms need smoke alarms

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.

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

**Notes:** CO alarms are required on every level of the property including basements and preferably located in the common area outside the bedrooms. (we allow the use of combination smoke and co alarms where applicable)

3) 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:** The 2 bedrooms upstairs did not have the required measurements for egress (emergency escape/rescue)

**Comments:** Detection requirements must be addressed immediately and a reinspection performed by 01/05/2018. During the reinspection a plan of actions to address the egress windows will be required.