



PORTLAND MAINE

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OCT - 5 2011

Dept. of Building Inspections
City of Portland Maine

*Director of Planning and Urban Development
Penny St. Louis*

*Inspection Services, Director
Tammy M. Munson*

September 15, 2011

Carol J Mcneal Heirs
97 Belfort St
Portland, Maine 04103

CBL: 300 B042001
Located at 97 Belfort St.

Certified Mail 70100780000114929759

Dear Carol J Mcneal Heirs,

POSTING NOTICE

An evaluation of the above-referenced property on 9/14/2011 revealed that the structure fails to comply with Section 6-120 (b) of the Housing Code of the City of Portland.

Sec. 6-120. Properties unfit for human habitation; and posted against occupancy.

Any dwelling, dwelling unit, rooming house, rooming unit, or any structure or portion thereof being used for human habitation which is in violation of the provisions of this article to the extent that it is unfit for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. Property unfit for human habitation shall include but not be limited to:

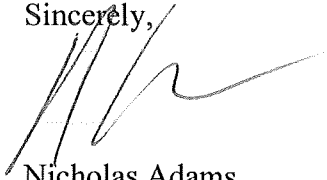
- (b) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public;

Based on 6-120 (b) and pursuant to Section 6-120.3, this office declares the entire building is unfit for human habitation. A re-inspection of the premises will occur on 9/16/2011, at which time the entire building shall be totally vacated and secured from vandalism. If the building is not vacated and secured the City will vacate and secure the building itself and will charge the owner accordingly.

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 in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to Contact me if you have any questions or would like to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Adams', written over a faint dotted line.

Nicholas Adams
Code Enforcement Officer
207-874-8789

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager Mcneal Carrol J Heirs		Inspector Nicholas Adams	Inspection Date 9/15/2011
Locatation 97 BELFORT ST	CBL 300 B042001	Status Posting Notice	Inspection Type Complaint-Utilities

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

Violation:

Notes:

Comments: Went to site yesterday. PWD has shut off the service for lack of payment. Talked with the homeowner she states that her water bill is too high each month. Also that the water district told her she has a leaking toilet that is why her bill is so high. I advised her that her issues with the water district are civil. And that are city ordinance states there shall be running water for occupancy of a dwelling. I spoke with Jerry from the PWD and he stated she did have a toilet issue two years ago but that has been fixed and PWD adjusted her useage. Jerry stated she is just behind on payment and her invoice is over \$200 which requires disconnection of service. I stated to the homeowner she shall call the PWD to reconnect the service yesterday or I will have to the post the Building agianst occupancy. AS of 830AM this morning she has not contacted the PWD. I will speak with Tammy to proceed with posting the building NLA

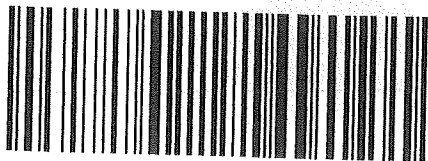
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Inspections Services Division

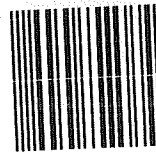
380 Congress Street, RM 315
Portland, Maine 04101-3509



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04103

U.S. POSTAGE
PAID
PORTLAND, ME
04101
SEP 15, 11
AMOUNT

\$5.59

00057807-03



**Carol J McNeal Heirs
97 Belfort Street
Portland, Maine 04103**

*Heirs
9-16
9/23
10/3*

0410381255 0078

