



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

April 9, 2007

SARGENT MALCOLM A &
4 ORAMEL AVE
PORTLAND, ME 04103

COPY

CBL: 349 D006001
Located at 4 ORAMEL AVE

Certified Mail: 70033110000260641084

Dear SARGENT MALCOLM A &,

An evaluation of the above-referenced property on the twenty seventh day of March, 2007 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 thirty (30) days of the date of this notice. A re-inspection of the premises will occur on the ninth day of May, 2007 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Jon Rioux @ (207) 874-8702
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

COPY

Inspection Violations

| | | | |
|---|---------------------------|-------------------------------------|--|
| Owner/Manager SARGENT MALCOLM A & | | Inspector Jon Rioux | Inspection Date 3/27/2007 |
| Location 4 ORAMEL AVE | CBL 349 D006001 | Status Re-Inspect 30 Days | Inspection Type Complaint-Inspection |

| Code | Int/Ext | Floor | Unit No. | Area | Compliance Date |
|--|----------|-------|----------|-------------------|-----------------|
| 1) 22-3.3(a) | Exterior | | | Various locations | |
| Violation: Premises to be kept free from rodent harborage | | | | | |
| Notes: Maintain your property lot free of garbage, rubbish, old lumbar, debris or rubble, except for watertight covered containers. | | | | | |
| 2) 6-114.3 | Interior | | | Basement | |
| Violation: Maintenance of equipment. | | | | | |
| Notes: Maintain the furnace so that it is properly vented and maintained in safe operating condition | | | | | |
| 3) 12-79 | Exterior | | | Various locations | |
| Violation: Junk Vehicles | | | | | |
| Notes: Remove old discarded, worn out or junked motor vehicles, or parts thereof, on your property. | | | | | |
| 4) 6-108.1 | Exterior | | | | |
| Violation: Foundations cellars, exterior walls, roofs | | | | | |
| Notes: Maintain the exterior wall, and roof so they are substantially weather-tight, watertight, and vermin proof, and in good repair. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. | | | | | |
| 5) 100.7 | Exterior | | | BackYard | |
| Violation: Malfunctioning System | | | | | |
| Notes: When a malfunctioning system is discovered, the system shall be corrected or its use discontinued. The Plumbing Inspector will meet with the Landlord to re-inspect the septic system for code compliance. | | | | | |
| 6) 6-109.2 | Interior | | | Bedroom | |
| Violation: Maintenance of shared areas. | | | | | |
| Notes: Every occupant of a dwelling unit shall maintain in a clean and sanitary manner that part of the dwelling, and dwelling premises which he or she occupies and controls. This shall include removing the broken glass, rubbish, and other non-food wastes, in the rear bedroom. | | | | | |
| 7) 6-113.5 | Interior | | | | |
| Violation: Maintenance of lighting fixtures | | | | | |
| Notes: All electrical fixtures installed shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city. This shall include replacing the electrical box cover in the basement. | | | | | |

Comments: