

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager HARRIS JOSEPH		Inspector Jon Rioux	Inspection Date 12/14/2007
Location 157 VIRGINIA ST	CBL 404 H003001	Status Passed	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-109.a	Interior	1		Various locations	01/07/2008
Violation: Maintenance of assigned areas					
Notes: Every occupant of a dwelling shall maintain in a clean and sanitary manner that part of the dwelling and dwelling premises which he or she occupies and controls.					
2) 6-111.1	Interior			Various locations	01/07/2008
Violation: Plumbing standards/Basic facilities.					
Notes: No person shall occupy as owner occupant or shall allow another to occupy any dwelling, dwelling unit which does not comply with the following minimum standards: (a) Basic facilities. Every dwelling unit shall contain within its walls, in sound operating condition, a kitchen sink, a private flush toilet, lavatory basin, and bathtub or shower. Rooming houses and dwelling houses containing rooming units shall contain at least one (1) flush toilet, one (1) lavatory basin, and one (1) bathtub or shower for each five (5) persons or fraction thereof living within rooming units in the dwelling. Note: A permit is required to repair the damaged plumbing work in accordance with state law.					
3) 6-114.2	Interior				01/07/2008
Violation: Heating facilities required.					
Notes: No person shall occupy as owner occupant or shall allow another to occupy, except when used solely for seasonal occupancy between March first and October thirty first, any dwelling, dwelling unit, rooming house or rooming unit which does not comply with the following minimum standards: (b) Heating facilities required. Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixty eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level, as required by prevailing weather conditions from September fifteenth through May fifteenth of each year.					
4) 6-114.3					01/07/2008
Violation: Maintenance of equipment.					
Notes: (c) Maintenance of equipment. All stoves, furnaces, room heaters, or domestic water heaters operated by solid, liquid, or gaseous fuel shall be properly vented and maintained in safe operating condition by the owner, operator, occupant or both.					
01-07-08 Un-vented kerosene heated removed.					
5) 6-120.1 thru 5					01/07/2008
Violation: Posted against occupancy.					
Notes: (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;					

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Comments: City Officials stayed with Mr. Harris until he was removed from his residence, and advised him to contact Inspection Services prior to occupying the residence. Un-vented kerosene heated was used in living room and enclosed by plastic/ sheets. Flammable liquids stored within (3) three feet of kerosene (removed during inspection). Unsanitary conditions in kitchen and restroom-plumbing pipes frozen/ busted/ exposed. Collection of debris/ rubble in front yard and garage. City Fire Department donated a battery operated smoke detector, delivered on 02-04-08.