



# PORTLAND MAINE

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Lee Urban- Director of Planning and Development

Michael J. Nugent- Inspections Division Director

June 30, 2006

Patrick Tinsman  
Ocean Ridge Realty  
84 Ocean Ave.  
Portland, Maine 04103

**CBL: 416A A003021**  
**Located at 93 RIDGE RD**

Resent New Address  
cert 7/13/06  
&  
Reg

Dear Patrick,

An evaluation of the above-referenced property on 06/22/2006 shows that the structure fails to comply with the 1999 BOCA Code, The Building Code in effect at the time of permitting for the Ocean Ridge Project. The Following are the violations noted:

- 1) No Certificate of Occupancy has been issued for the unit. (section 118.1)
- 2) The riser for the entry landing exceed the allowed  $7 \frac{3}{4}$  inch maximum. (Section 1014.6)
- 3) The Stair tread in the garage in less than a 10 inch net tread. (Section 1014.6)
- 4) The Kohler whirlpool tub lacks access for care and maintenance as required by the plumbing and electrical codes.
- 5) Please provide product information for the clothes dryer exhaust outlet device. It appears that the openings are insufficient to allow the passage lint and moisture (Section .M312.10)
- 5) The framing of the Dormer does not appear to be weather tight, where the eaves abut the main roof.(Section 1505.4)

This is a notice of violation pursuant to Section 116.2 of the Building 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 08/01/2006 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.

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,

Mike Nugent @ (207) 874-8700  
Inspections Division Director