



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

November 15, 2017

HILL ADAM C &  
PO BOX 4242  
PORTLAND, ME 04101

**CBL: 427 F007001**  
**Located at: 46 ARCADIA ST**

**Certified Mail 7014 1820 0001 4049 7260**

Dear HILL ADAM C &,

An evaluation of the above-referenced property on **11/15/2017** 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 **14** days of the date of this notice. To schedule a re-inspection please contact Housing Safety at 207-756-8131 or email [housingsafety@portlandmaine.gov](mailto:housingsafety@portlandmaine.gov) within 14 days. 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 "Jason Duval", with a long, sweeping underline that extends across the bottom of the signature area.

Jason Duval  
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> HILL ADAM C &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 11/15/2017
<b>Location</b> 46 ARCADIA ST	<b>CBL</b> 427 F007001	<b>Status</b> Failed	<b>Inspection Type</b> Housing Safety Inspection

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Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 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 Alarm required in basement.

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2) 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:** Remove boxes and other debris from in front of the window in bedroom upstairs.

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**Comments:** CO/Smoke needed in basement. Upstairs bedroom needs to be accessible. To schedule a re-inspection please contact Housing Safety at 207-756-8131 or email [housingsafety@portlandmaine.gov](mailto:housingsafety@portlandmaine.gov) within 14 days.