



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

February 14, 2018

I-IV-V LLC
PO BOX 10025
PORTLAND, ME 04104

CBL: 428 K006001
Located at: 226 SHERWOOD ST

Certified Mail 7017 2680 0000 5498 1501

Dear I-IV-V LLC,

An evaluation of the above-referenced property on **02/13/2018** 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 **30** days of the date of this notice. A re-inspection of the premises will occur on **03/19/2018** 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 \$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 that reads "Jason Duval". The signature is stylized and written in cursive.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager I-HV-V LLC		Inspector Jason Duval	Inspection Date 2/13/2018
Location 226 SHERWOOD ST	CBL 428 K006001	Status Failed	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.05

Violation: NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

Notes: CO alarm required in basement.

2) 55.160

Violation: NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements.

Notes: Address the hanging smoke alarm in second floor bedroom.

3) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: Stairwells are required to be clear and free of debris. Back stairwell needs to have debris removed in stair area outside of unit. Front stairwell is required to have debris removed from stairwell outside of the unit.

4) 55.051

Violation: NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.

Notes: Unit doors are required to self close and self latch

Comments: Field Inspection 2/13/18- CO alarm required for basement. Smoke alarm hanging in second floor bedroom. Stairways need to be cleared of debris (Front and back). Fire doors are required to self close and self latch.