



PORTLAND MAINE

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November 19, 2010

MICHAEL A PIECHOWSKI
23 Savoy St
Portland, Maine 04103

CBL: 428 K015001
Located at 23 Savoy St.

RECEIVED

DEC 20 2010

Dept. of Building Inspections
City of Portland Maine

Certified Mail: 70080500000145821801

Dear Michael,

An evaluation of the above-referenced property on 11/19/2010 was performed and the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland. By virtue of this letter and the conditions listed below, the City is putting you on notice of existing Housing Code and Life Safety Code (Fire) Violations. These conditions are required to be met by 12/19/2010.

- ❖ All smoke and carbon monoxide alarms shall be installed by a master electrician and per the City's Ordinance. All smoke alarms shall be photoelectric with battery backup located in all bedrooms and the third floor living room. The carbon monoxide alarms shall be installed in common areas right outside the bedrooms. All smoke and Carbon Monoxide alarms shall be interconnected.
- ❖ Electrical panels shall have a typed legible panel schedule on each panel. Outside electrical meters shall have typed unit numbers below the meters.
- ❖ GFI outlets shall be installed and operable in all unit bathrooms and kitchens.
- ❖ A master electrician shall install grounded outlets for all unit heaters, and an additional outlet installed behind the television in the third floor living area. All wire penetrations at service shall be sealed with silicone
- ❖ All operable unit room doors located in egress stairways shall be 60 minute fire rated doors. As well as the door going into the basement and all storage closets within stairways. All fire doors shall have a self-closing mechanism and shall be adjusted to close without human force. If self-closing hinges are used there shall be a minimum of two hinges located at the top and bottom of the door. All unit doors shall be labeled with that unit's number.
- ❖ All means of egress from the second and third floor shall be rated 60 minute enclosure. No open penetrations are allowed, all walls and ceiling shall be minimum 5/8 type x gypsum board. Gypsum board shall have at least one coat of mud and tape to acquire the 60 minute rating. There is no storage AT ALL allowed in any egress hallways or stairways.

- ❖ All holes and penetrations in basement ceiling shall be sealed to complete the 1 hour rating per Sec. 712 of the 2003 IBC.
- ❖ A sprinkler head shall be installed, with shut off, above all gas hot water heaters and space heaters.
- ❖ The entire exterior of the dwelling shall be cleaned up, by no means shall there be any household trash, furniture, construction debris, or any other items left in the yard.
- ❖ The entire basement shall be cleaned up, no excess storage allowed. There shall be a clear path, free of obstacles to all electrical panels, boilers/furnaces, water/sewer main and any other mechanical appliances.
- ❖ It is your responsibility as the Landlord of 23 Savoy St. To make sure that all tenants are aware of the City of Portland's Code of Ordinances and that you make monthly inspections to comply with the City's Ordinances.

Mr. Piechowski, the city will work with you to bring this building into compliance with our minimal standards for building and housing codes. You have till 12/30/2010 to meet the conditions that have been listed. At this time if the conditions are not met the building located at 23 Savoy St. shall be deemed unfit for human habitation and will be posted against occupancy.

Sincerely,



Nicholas L. Adams
Code Enforcement Officer
207-874-8789

CC: Penny St. Louis Littell, Dir. Of Planning and Urban Development
Keith Gautreau, Fire Captain
Ann Machado, Zoning Specialist

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager PIECHOWSKI MICHAEL A		Inspector Nicholas Adams	Inspection Date 11/19/2010
Locatation 23 SAVOY ST	CBL 428 K015001	Status Re-Inspect 30 Days	Inspection Type Complaint-Housing Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 105.1 Interior Basement
Violation: Building w/o Permit
Notes: Heating units require a permit before installation.

2) 6-108.(c) Exterior Entire

Violation: Exterior windows, doors and skylights
Notes: No person shall occupy as owner-occupant or shall allow another to occupy any dwelling, dwelling unit, rooming house, rooming unit, or a combination of the same, which does not comply with the following minimum standards:
 (a) Foundations, basements, cellars, exterior walls, roofs. Every foundation, basement, cellar, exterior wall, and roof shall be substantially weathertight, watertight, and vermin proof; shall be structurally sound and in good repair; and shall be safe for the intended use as well as capable of supporting whatever load normal use may cause to be placed thereon. Every exterior wall or portion thereof shall be painted or stained. Insulation shall be installed and maintained so as not to present a health or safety hazard to occupants. Water from roofs shall be so drained and conveyed therefrom as not to cause repeatedly wet floors, walls, or ceilings, or hazard to adjacent buildings or the occupants thereof.
 (b) Interior floors, walls, ceilings and doors. Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.
 (c) Exterior windows, doors and skylights. Every window or door, including basement or cellar door and hatchway, and skylight shall be substantially weathertight, watertight, and vermin proof and shall be kept in sound working condition and good repair.
 Every exterior window shall include storm sash with screens or an alternative equally effective for heat retention and ventilation purposes, all in operable condition.
 (d) Stairways, stairwells, stairs and porches. Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

3) NFPA 101 & 1 Interior Entire

Violation: Fire Inspections Violations
Notes: Smoke and Carbon Monoxide Alarms shall be installed per city's ordinance. See attached letter

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4) 6-109.(a) Interior Entire

Violation: Maintenance of assigned areas

Notes: Every dwelling, dwelling unit, roominghouse, rooming unit, dwelling premises, or combination of the same, shall be kept and maintained in a sanitary and clean condition, and facilities shall be provided, in accordance with the following division of responsibility:

(a) Maintenance of assigned areas. Every occupant of a dwelling, dwelling unit, or rooming unit shall maintain in a clean and sanitary manner that part of the dwelling, dwelling unit, or rooming unit, and dwelling premises which he or she occupies and controls.

(b) Maintenance of shared areas. Every owner or operator of a multiple dwelling or rooming house shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and dwelling premises.

(c) Maintenance of supplied facilities. Every occupant of a dwelling unit shall keep all supplied facilities, including refrigeration, plumbing and cooking equipment, in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in their proper use and operation.

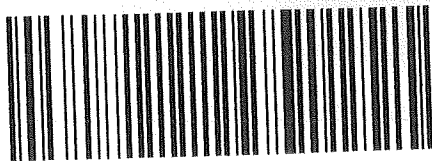
Comments: went to residence on a complaint. There are some housing violations. First of all the front doors glass is broken, the front egress hallways need to be repaired, the entire staircase shall be a 60 minute rating, all holes crack etc shall be sealed. Handrails shall be repaired and continuous. All unit doors shall be labeled accordingly. Each dwelling unit shall have interconnected smoke alarms inside each bedroom and right outside of the bedrooms. Also there shall be a hardwired interconnected Carbon monoxide alarm within 20' of each bedroom. All plumbing fixtures shall be repaired, If any piping is repair it may need a permit. All wiring shall be installed by a master electrician. Each kitchen and bath shall be seperate GFI circuits. All windows shall have screens. Back storage closets shall have 60 min rated fire doors with closers. All wall, floor, and ceiling penetrations shall be sealed to make a 60 minute rating. The entire basement shall be cleaned up no excess storage is allowed. There shall be a clear path to all service equipment. An after the fact permit shall be applied for any heating equipment installed. NLA

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Building a Community for Life*

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Inspection Services Division
389 Congress Street, RM 315
Portland, Maine 04101-3509



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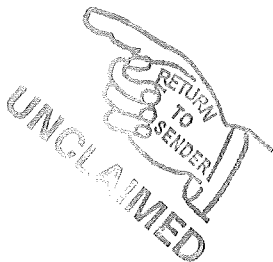
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**Michael Piechowski
23 Savoy Street
Portland, Maine 04103**

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PORTLAND, ME 04103

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Sent To Michael Piechowski
 Street, Apt. No.;
 or PO Box No. 23 Sawoy St
 City, State, ZIP+4 Portland, ME 04103