

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

RECEIVED

November 19, 2010

MICHAEL A PIECHOWSKI
6 Madeline Dr
Brunswick, ME 04011

MAR 16 2011

Dept. of Building Inspections
City of Portland Maine

CBL: 428 K015001
Located at 23 Savoy St.

Certified Mail: 7008050000014929377

Dear Michael,

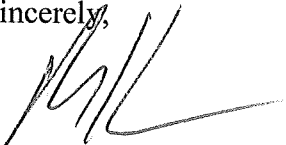
An evaluation of the above-referenced property on 11/19/2010 was performed and the structure fails to comply with Chapter 6, Article V, of the Code of Ordinances of the City of Portland. By virtue of this letter and the conditions listed below, the City is putting you on notice of existing Housing Code 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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life - www.portlandmaine.gov

*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

December 20, 2010

PIECHOWSKI MICHAEL A
23 SAVOY ST
PORTLAND, ME 04103

CBL: 428 K015001
Located at 23 SAVOY ST

Certified Mail 70100780000114929377

Dear Piechowski Michael A,

SECOND NOTICE OF VIOLATION

An evaluation of the above-referenced property on 12/20/2010 revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

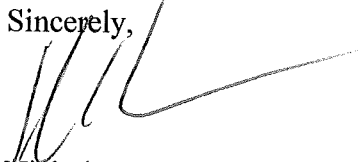
Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on 01/03/2011, 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 and in Title 30-A M.R.S.A ss 4452.

Please feel free to contact me if you wish to discuss this matter further or have any questions.

Sincerely,



Nicholas Adams @
Building Inspector

7010 0780 0001 1492 9377

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

BRUNSWICK ME 04011

OFFICIAL USE

Postage	\$	\$0.44	0104 SEP 18 11:00 AM POSTMARK HERE FBI 428+1C 02/18/2011
Certified Fee		\$2.80	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.54	

Sent To *Michael P. Chowaski*

Street, Apt. No.;
or PO Box No. *6 Madeline Dr*

City, State, ZIP+4 *Brunswick, ME 04011*