



# PORTLAND MAINE

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*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 70100780000114926345**

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

RECEIVED

JAN 21 2011

Dept. of Building Inspections  
City of Portland Maine

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

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

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

2) 6-108.(c)	Exterior			Entire	
<b>Violation:</b> Exterior windows, doors and skylights					
<b>Notes:</b> 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	
<b>Violation:</b> Fire Inspections Violations					
<b>Notes:</b> Smoke and Carbon Monoxide Alarms shall be installed per city's ordinance. See attached letter					

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

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

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.

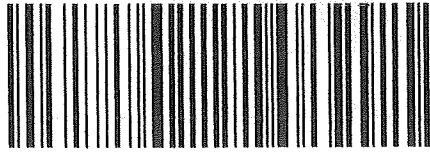
(c) Maintenance of supplied facilities. Every occupant of a dwelling unit shall keep all supplied facilities, including refrigeration, plumbing and cooking equipment, in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in their proper use and operation.

**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 continous. 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

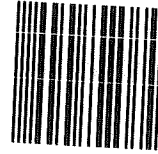
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**PORTLAND  
MAINE**

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



7010 0780 0001 1492 6345



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04103

U.S. POSTAGE  
PAID  
PORTLAND, ME  
04101  
DEC 21, 10  
AMOUNT

**\$5.54**  
00030643-16

RETURN RECEIPT  
REQUESTED

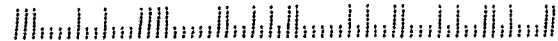


**Piechowski Michael  
23 Savoy Street  
Portland, Maine 04103**

UNDELIVERED  
RETURN

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1/6  
1/16

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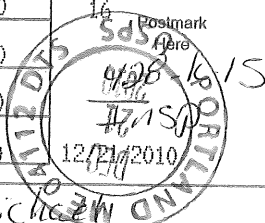
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PORTLAND ME 04103

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Return Receipt Fee (Endorsement Required)	\$2.30	Postmark (Here)
Restricted Delivery Fee (Endorsement Required)	\$0.00	12/21/2010
Total Postage & Fees	\$ 5.54	



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

PS Form 3800, August 2006

See Reverse for Instructions

7010 0780 0001 1492 6345