



# PORTLAND MAINE

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Director of Planning and Urban Development

Inspections Division Director  
Tammy Munson

May 9, 2012  
Michael D'Amboise  
5 Adelbert St.  
South Portland, ME 04106

HAND DELIVER

RE: 54 OLYMPIA ST

CBL: 433 B021

Case Number: 2012-05-3916

An evaluation of the above reference property on 5/4/2012 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; smoke detectors must be installed immediately. A re-inspection of the premises will occur on 6/8/2012 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporate 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 \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each.

Sincerely,

George Froehlich  
Code Enforcement Officer

**CITY OF PORTLAND  
 PLANNING AND URBAN DEVELOPMENT DEPARTMENT  
 389 CONGRESS STREET  
 PORTLAND, MAINE 04101**

## INSPECTION VIOLATIONS

<b>Owner</b> Michael D'Amboise		<b>Code Enforcement Officer</b> George Froehlich	<b>Inspection Date</b> 54 OLYMPIA ST
<b>Location</b> 54 OLYMPIA ST	<b>CBL</b> 433- B-021	<b>Status</b> Open	<b>Case Number</b> 2012-05-3916

**1. EXTERIOR WINDOWS, DOORS A-City Ord. § 6-108.(c)**

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.

**Violation:** Inoperative windows in first floor right unit.

**2. STAIRWAYS, STAIRWELLS, ST-City Ord. § 6-108.(d)**

Every inside and outside stairway, stairwell, stairs, and porch and any appurtenances thereto shall be structurally sound, in good repair, and safe to use.

**Violation:** Second floor right unit stairwell is unsafe. Winders built improperly, no railings or guard rails, and a door opens to outside from second floor. – **Repair requires permit.**

**3. FIRE PROTECTION-City Ord. § 6-116.(e)**

Every dwelling, dwelling unit, rooming house and rooming unit shall comply with the applicable provisions of the most current edition of the National Fire Protection Association Life Safety Code, and with all other applicable state statutes and regulations.

**Violation:** Partition wall between previously mentioned stairwell and dwelling unit is not a fire rated assembly (including the door). Smoke detectors not installed in sleeping areas. – **Repair requires permit.**

#### 4. ENFORCEMENT FOR DEFECTIVE INSTALLATIONS -City Ord. § 6-71(a-e)

When any electrical work or wiring is found to have been installed in a manner not in accordance with the provisions of this article, the electrical inspector is hereby authorized and empowered to place a stop order, remove fuses, cut wires, or otherwise render the system inoperative until such work or wiring has been corrected, reinspected and approved. No stop order may be removed without authorization of the electrical inspector and the payment of an additional ten dollar (\$10.00) fee. Any electrical wire, device, apparatus, fixture or other appliance used for electrical purposes which may, in the opinion of the electrical inspector, at any time become defective so as to be a possible source of fire or accident, or a danger to persons or property, shall be condemned by the inspector or person and when, in his or her opinion, it is necessary in order to prevent such accident or danger, the inspector is hereby authorized to disconnect such wires or apparatus, or to cause the same to be disconnected from service. In case any person owning or using any electrical wire, apparatus, fixture, or other appliance, which have been condemned by the inspector, shall fail to have the same put in safe condition and accepted by the inspector within forty eight (48) hours after the same has been condemned, or within such other reasonable length of time as shall be prescribed by the inspector, the inspector shall remove the fuses, cause wires to be cut, or by other means render the system inoperative and no person, in any manner, shall reconnect the same or cause the same to be connected until the defects have been corrected and the system approved by the inspector. (Code 1968, § 304.16; Ord. No. 226 75, § 1, 4 23 75)

**Violations:** Outlet grounds inoperative, reverse hot - neutral in various locations, open splice boxes and missing coverplates in dwelling units and basement. Federal Pacific breaker panels must be removed and replaced. – **All work to be conducted by a liscensed master electrician and a permit is required.**