



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

Inspections Division Director
Tammy Munson

October 8, 2010

CERTIFIED NUMBER:

RE:

84 MORRILL ST

CBL: 435 - - D - 016 - 001 - - - -
Case Number: 2011-09-2254-BUILD

A re-inspection of your property located at the above referenced address, on 9/20/2011, revealed that the structure and premises fails to comply with the previous violation notice sent to you. Attached is a copy of the outstanding violations.

The property continues to be in violation of Article V. of the Housing Code of the City of Portland. All referenced violations shall be corrected within 5 days of the date of this notice. A re-inspection of the premises will occur on at which time compliance will be required.

This is a notice of intent to prosecute. The matter is being referred 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 be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$75.00 re-inspection fee due to the repeated violations.

This must be paid prior to . Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

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

Sincerely,

Adams, Nicholas
Code Enforcement Officer

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

INSPECTION VIOLATIONS

Owner		Code Enforcement Officer Adams, Nicholas	Inspection Date 84 MORRILL ST
Location 84 MORRILL ST	CBL 435 - - D - 016 - 001 - - - - -	Status Open	Case Number 2011-09-2254-BUILD

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.

FOUNDATIONS CELLARS, EXTE-City Ord. § 6-108.(a)

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.

INTERIOR FLOORS, WALLS, C-City Ord. § 6-108.(b)

Every floor, wall, ceiling, and door shall be in a structurally sound condition and in good repair and shall be substantially vermin proof.

MAINTENANCE OF ASSIGNED A-City Ord. § 6-109.(a)

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.

POS AGAINST OCC. UNSAFE-City Ord. § 6-120 (a)

Sec. 6-120. Properties unfit for human habitation; and posted against occupancy. (a) Properties which are either damaged, decayed, dilapidated, unsanitary, unsafe, or

vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public;
POSTING AGAINST OCCUPANCY-City Ord. § 6-120

Sec. 6-120. Properties unfit for human habitation; and posted against occupancy. Any dwelling, dwelling unit, rooming house, rooming unit, or any structure or portion thereof being used for human habitation which is in violation of the provisions of this article to the extent that it is unfit for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. Property unfit for human habitation shall include but not be limited to:

POST AGAINST OCC. NO UTL-City Ord. § 6-120 (b)

Sec. 6-120. Properties unfit for human habitation; and posted against occupancy. (b) Properties which lack plumbing, ventilating, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public;

PREMISES TO BE KEPT FREE-City Ord. ?? 22-3.3(a)

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PROPERTY TO BE SECURED IF-City Ord. § 6-124.

If the owner or operator of any property which has been condemned as unfit for habitation does not proceed to make the necessary corrections to bring the property into compliance with the provisions of this article, such owner or operator shall life or property or fire hazard shall

RODENT HARBORAGE-City Ord. § 22-3 (a)

The owner of the Building shall maintain the building and the lot on which the building is located free from any accumulation of any putrid substance, garbage, rubbish, old lumber, debris or rubble, except in watertight covered containers.

UNOCCUPIED RESIDENTIAL ST-City Ord. § 6-109.5.

Standards/unoccupied residential structures--The owner of any unoccupied structure containing dwelling units or rooming units or any combination thereof shall comply with the following minimum standards See the following subsections A through F