



Planning &amp; Urban Development Department

Director of Planning and Urban Development  
Jeff LevineInspection Services, Director  
Tammy M. Munson

May 31, 2016

TUM ABDELA &  
155 ALLEN AVE  
PORTLAND, ME 04103**CBL: 436 A024001**  
**Located at: 155 ALLEN AVE****Certified Mail 7010 1870 0002 8136 7407**

Dear Mr. Abdela,

An evaluation of the above-referenced property on **05/25/2016** 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. A re-inspection of the premises will occur on **06/30/2016** 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.

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 \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in black ink that reads 'Chuck Fagone'.

Chuck Fagone  
Code Enforcement Officer  
(207) 874-8789

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> TUM ABDELA &		<b>Inspector</b> Chuck Fagone	<b>Inspection Date</b> 5/25/2016
<b>Location</b> 155 ALLEN AVE	<b>CBL</b> 436 A024001	<b>Status</b> Re-Inspect 30 Days	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-113. (d)	Interior			Through Out	
<b>Violation:</b>	<b>EXTENSION CORDS</b>				
<b>Notes:</b>	<p>No temporary wiring shall be used except extension cords which run directly from portable electrical fixtures to convenience outlets, ceiling or wall-type fixtures and which do not lie under rugs or other floor coverings, nor extend through doorways, transoms or similar openings through structural elements.</p> <p><i>Extension cords are not to be used as a source for permanent power.</i></p>				
2) 6-113. (e)	Interior			Basement/Bathroom	
<b>Violation:</b>	<b>MAINTENANCE OF LIGHTING FIXTURES</b>				
<b>Notes:</b>	<p>Maintenance of lighting fixtures. All fixtures required by this article and all fixtures installed in addition thereto shall be maintained in good and safe working conditions and shall be installed in accordance with the electrical code of the city.</p> <p><i>The bathroom light in unit #1 is in operable. A light fixture and light switch in the basement need to be properly installed and secured</i></p>				
3) 6-116. (a)	Interior			Basement	
<b>Violation:</b>	<b>FLAMMABLE/HAZARDOUS MATERIALS</b>				
<b>Notes:</b>	<p>No dwelling unit or rooming unit shall be located within a building containing any establishment handling, dispensing, storing or producing flammable liquids, toxic gas vapors or fibrous materials, such as asbestos, which may endanger the lives or safety of the occupants.</p> <p><i>The storage of wood, debris and other items in the basement creates a safety and fire hazard.</i></p>				
4) 6-116. (e)	Interior			Smoke Alarms	
<b>Violation:</b>	<b>FIRE PROTECTION</b>				
<b>Notes:</b>	<p>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.</p> <p><i>A hard wired battery back-up photo electric smoke detector will need to be installed in each bedroom. A hard wired batter back-up photo electric combination smoke and carbon monoxide detector will need to be installed on each floor of each unit (including the basement). This should be installed in a common area such as the living room, hallway or foyer.</i></p>				
5) 6-109. (c)	Interior			Basement	
<b>Violation:</b>	<b>MAINTENANCE OF SUPPLIED FACILITIES</b>				
<b>Notes:</b>	<p>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.</p> <p><i>The oil tank in the basement will need to be properly supported to prevent the spillage of oil.</i></p>				