



Planning &amp; Urban Development Department

*Director of Planning and Urban Development  
Jeff Levine**Inspection Services, Director  
Tammy M. Munson*

May 15, 2015

KRIGMAN HARRY M  
24 WILDWOOD DR  
CAPE ELIZABETH, ME 04107**CBL: 143 F005001**  
**Located at: 218 WALTON ST****Hand Delivery**

Dear KRIGMAN HARRY M,

An evaluation of the above-referenced property on **05/12/2015** 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 **06/08/2015** 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, appearing to read "George Froehlich".

George Froehlich  
Code Enforcement Officer



Planning &amp; Urban Development Department

*Director of Planning and Urban Development  
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May 15, 2015

ELLIE LLC  
24 WILDWOOD DR  
CAPE ELIZABETH , ME 04107**CBL: 026 C017001**  
**Located at: 9 CEDAR ST****Hand Delivery**

Dear ELLIE LLC ,

An evaluation of the above-referenced property on **05/12/2015** 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 **06/08/2015** 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.

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May 15, 2015

ELLIE LLC  
24 WILDWOOD DR  
CAPE ELIZABETH , ME 04107**CBL: 026 C018001**  
**Located at: 289 CUMBERLAND AVE****Hand Delivery 70101870000281367230**

Dear ELLIE LLC ,

An evaluation of the above-referenced property on **05/12/2015** 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 **06/08/2015** 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.

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George Froehlich  
Code Enforcement Officer

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

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> ELLIE LLC		<b>Inspector</b> George Froehlich	<b>Inspection Date</b> 5/12/2015
<b>Location</b> 9 CEDAR ST	<b>CBL</b> 026 C017001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Building-Housing Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 6-108.(d) Exterior Rear Entry  
**Violation:** 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.  
**Notes:** Stabilize Rear Entry Stairs and Landing Assembly.

2) 6-108.(b) Interior  
**Violation:** 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.  
**Notes:** Unit 3: Rear Fire Door Jammed Shut / Very Dificult to Operate.

3) 6-111.(d) Interior Kitchen  
**Violation:** MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.  
**Notes:** Unit 3: Sink Waste Leaking.

4) 6-116.(e) Interior  
**Violation:** FIRE PROTECTION; 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.  
**Notes:** Units: 1,2,and 5 - Smoke Detectors Missing in Bedrooms.

**Comments:** See follow-up letter/ notice of violation from the Portland Fire Department.

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

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> KRIGMAN HARRY M		<b>Inspector</b> George Froehlich	<b>Inspection Date</b> 5/12/2015
<b>Location</b> 218 WALTON ST	<b>CBL</b> 143 F005001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Building-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 6-111.(d)	Interior			Basement	
<b>Violation:</b>	MAINTENANCE OF PLUMBING FIXTURES.; All fixtures required by this article and all fixtures installed in addition thereto shall be properly installed and maintained in sound mechanical condition, free from defects, leaks, or obstructions, and in accordance with the state plumbing code.				
<b>Notes:</b>	Remove sump pump from untrapped insanitary connection to residential waste system. Properly trap or remove and cap washing machine waste connection.				
2) 6-116.(e)	Interior				
<b>Violation:</b>	FIRE PROTECTION; 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.				
<b>Notes:</b>	All Units: Adjust self closing fire doors. Properly separate Unit 3 from common area at existing unused wooden door & provide smoke detectors in bedrooms.				
<b>Comments:</b>	See follow-up letter/ notice of violation from the Portland Fire Department.				

**City of Portland, Maine**  
**Inspections Division**  
**Violations Report**

**Appointment Date Between 1/1/2015 And 5/15/2015**

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
7	05/12/2015 KRIGMAN HARRY M	143 F005001	Building Craig Messinger	FP Routine Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		218 WALTON ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 80- D.4-9.003	90-min Fire Doors Assemblies Req Replace any self-closing hinges not functioning Remove rear door in Apt. #2 at rear, not being used.	Open				<input type="checkbox"/>	
NFPA 101- 9.6.10.1.1- 8.001	Smoke Detector Required Bedrooms required to have Photoelectric Hardwired, Battery-back-up, smoke detectors.	Open				<input type="checkbox"/>	
55.390	Protection Oil/fuel fire device is required to have sprinkler protection.	Open				<input type="checkbox"/>	
55.080	Electrical Violation GFCI required for sump pmp	Open				<input type="checkbox"/>	
55.100	Hvac Violation Dryer vent shall be replaced with solid type vent.	Open				<input type="checkbox"/>	

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
7	05/12/2015 KRIGMAN HARRY M	143 F005001	Building George Froehlich	Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		218 WALTON ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-111.(d)	Maintenance of plumbing fixtures. Remove sump pump from untrapped insanitary connection to residential waste system. Properly trap or remove and cap washing machine waste connection.	Open	Interior		Basement	<input type="checkbox"/>	
6-116.(e)	Fire Protection All Units: Adjust self closing fire doors. Properly separate Unit 3 from common area at existing unused wooden door & provide smoke detectors in bedrooms.	Open	Interior			<input type="checkbox"/>	

**Total Listed: 2**

**City of Portland, Maine**  
**Inspections Division**  
**Violations Report**

**Appointment Date Between 1/1/2015 And 5/15/2015**

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 ELLIE LLC	026 C018001	Building Craig Messinger	FP Required Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		289 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 80- Annex D.4- 9.002	1-hour Fire Doors Assemblies Req Several Apts required Fire Doors/Several required self-closing hinges. Apt #4 requires one door to be removed or upgraded to Fire Door. Apt.#7 requires FD and transome to be removed from above.	Open				<input type="checkbox"/>	
NFPA 101- 9.6.10.1.1- 8.001	Smoke Detector Required Phototelectric Hardwired, Battery back-up Smoke detectors are required in each bedroom.	Open				<input type="checkbox"/>	

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 ELLIE LLC	026 C018001	Building George Froehlich	Housing Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		289 CUMBERLAND AVE

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-113.(e)	Maintenance of lighting fixtures Replace, and or repair open splices in accordance with the City's Electrical Code. Note: A Master Electrician is required.	Open	Interior		Basement	<input type="checkbox"/>	
6-116.(e)	Fire Protection Add smoke detector in bedroom	Open	Interior		Bedroom	<input type="checkbox"/>	
6-108.(f)	Required equipment and utilities Repair vandalized kitchen fixtures and cabinets - unfit for intended use (UNIT CURRENTLY VACANT)	Open	Interior		Kitchen	<input type="checkbox"/>	

**Total Listed: 2**

**City of Portland, Maine**  
**Inspections Division**  
**Violations Report**

**Appointment Date Between 1/1/2015 And 5/15/2015**

Dist. #	Sch. Date	CBL	Appl. Type	Schedule Type	Appl #	Location
Contact:		Inspector		Comments		
	04/23/2015	048 E017001	Fire Prevention	FP Routine Inspection		0563 CUMBERLAND AVE
Krigman Harry M		Keith Gautreau		Jonat Inspections from Naviline Fire Inspections		
563 CUMBERLAND						

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 101-7.2.1.15.8-73.05	Fire Door Assembly Req Repair Fire door required for mechanical room in basement.	Closed				<input type="checkbox"/>	
NFPA 101-31.3.4.5.1-71.25	Smoke Alarms Required One smoke alarm missing 1st floor apartment.	Closed				<input checked="" type="checkbox"/>	5/12/2015
NFPA 1--89.05	Excessive/disorderly Storage Remove refrigerators on 1st and 2nd floor hallways.	Closed				<input checked="" type="checkbox"/>	5/12/2015
NFPA 101-31.3.2.1.1-3.011	Boiler Protection Required Sprinkler protection needed over hot water heaters in basement.	Closed				<input type="checkbox"/>	
		Open				<input type="checkbox"/>	

Dist. #	Sch. Date	CBL	Appl. Type	Schedule Type	Appl #	Location
Contact:		Inspector		Comments		
	04/23/2015	048 E017001	Complaint	Inspection	03-0331	563 CUMBERLAND AVE
KRIGMAN HARRY M		Jonathan Rioux		Keith Request from the Fire Prevention Office to respond and evaluate the condition of an exterior porch.		

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-108.(b)	Interior floors, walls, ceilings and doors Repair the decayed/ water damaged portions of the rear interior stairwell, and seal all through penetrations (with approved materials); a building permit is required.	Open	Interior		Stairways	<input type="checkbox"/>	
6-108.(c)	Exterior windows, doors and skylights Install and or replace all window screens.	Open			Various locat	<input type="checkbox"/>	
6-108.(d)	Stairways, stairwells, stairs and porches. Submit a building permit application for the repair, and or demolition of the rear exterior porches.	Open	Exterior		Porch	<input type="checkbox"/>	
6-108.(f)	Required equipment and utilities Secure the electrical wiring and service entrance cable in the basement level, in compliance with the City's Electrical Code.	Open	Interior		Basement	<input type="checkbox"/>	
6-116.(b)	Egress Remove all refrigerators and small appliances stored in the common hallway(s).	Closed	Interior		Hallway	<input type="checkbox"/>	5/12/2015
6-116.(e)	Fire Protection Replace the three (3) Smoke and Carbon Monoxide Alarms removed in each apartment unit identified during our walk-through inspection, See Fire Prevention's Notice of Violation.	Open	Interior		Various locat	<input type="checkbox"/>	

Dist. #	Sch. Date	CBL	Appl. Type	Schedule Type	Appl #	Location
Contact:		Inspector		Comments		
	05/12/2015	048 E017001	Fire Prevention	FP Complaint	03-0411	563 CUMBERLAND AVE
KRIGMAN HARRY M		Keith Gautreau		Housing inspection with fire; John, 650-4102 per Jon. Bs		

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
NFPA 101-7.2.1.15.8-73.05	Fire Door Assembly Req Repair Fire door required for mechanical room in basement.	Open				<input type="checkbox"/>	
NFPA 101-31.3.2.1.1-3.011	Boiler Protection Required Sprinkler protection needed over hot water heaters in basement.	Open				<input type="checkbox"/>	



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*City of Portland, Maine*  
*Inspections Division*  
*Violations Report*

**Appointment Date Between 1/1/2015 And 5/15/2015**

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<b>Dist. #</b>	<b>Sch. Date</b>	<b>CBL</b>	<b>Appl. Type</b>	<b>Schedule Type</b>	<b>Appl #</b>	<b>Location</b>
	<b>Contact:</b>		<b>Inspector</b>	<b>Comments</b>		

Total Listed: 3

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

389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> ELLIE LLC		<b>Inspector</b> George Froehlich	<b>Inspection Date</b> 5/12/2015
<b>Location</b> 289 CUMBERLAND AVE	<b>CBL</b> 026 C018001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Building-Housing Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 6-113.(e)	Interior			Basement	
<b>Violation:</b>	MAINTENANCE OF LIGHTING FIXTURES; 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.				
<b>Notes:</b>	Replace, and or repair open splices in accordance with the City's Electrical Code. Note: A Master Electrician is required.				
2) 6-116.(e)	Interior		6	Bedroom	
<b>Violation:</b>	FIRE PROTECTION; 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.				
<b>Notes:</b>					
<b>Comments:</b>	See follow-up letter/ notice of violation from the Portland Fire Department.				

**City of Portland, Maine**  
**Inspections Division**  
**Violations Report**

**Appointment Date Between 1/1/2015 And 5/15/2015**

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 Ellie Llc	026 C017001	Building Craig Messinger	FP Routine Inspection Housing inspection with fire; John, 650-4102 per Jon. Bs.		9 CEDAR ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
55.020	Stair Violation Rear Deck requires repair, not attached to building.	Open				<input type="checkbox"/>	
NFPA 80- Annex D.4- 9.002	1-hour Fire Doors Assemblies Req Required in all hallway apartment doors.	Open				<input type="checkbox"/>	
10-1-55.162	Hardwired Smoke Detectors Required Also required in rear hallway. Photoelectric Hardwired, battery back-up Smoke detectors required in bedrooms.	Open				<input type="checkbox"/>	
55.051	Doors Shall Be Self-closing & Self-latching	Open				<input type="checkbox"/>	

Dist. #	Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location
4	05/12/2015 ELLIE LLC	026 C017001	Building George Froehlich	Housing Inspection Keith Housing inspection with fire; John, 650-4102 per Jon. Bs.		9 CEDAR ST

Code	Violation	Status	IntExt	Floor	Area	Corrected	Date
6-108.(d)	Stairways, stairwells, stairs and porches. Stabilize Rear Entry Stairs and Landing Assembly.	Open	Exterior		Rear Entry	<input type="checkbox"/>	
6-108.(b)	Interior floors, walls, ceilings and doors Unit 3: Rear Fire Door Jammed Shut / Very Dificult to Operate.	Open	Interior			<input type="checkbox"/>	
6-111.(d)	Maintenance of plumbing fixtures. Unit 3: Sink Waste Leaking.	Open	Interior		Kitchen	<input type="checkbox"/>	
6-116.(e)	Fire Protection Units: 1,2,and 5 - Smoke Detectors Missing in Bedrooms.	Open	Interior			<input type="checkbox"/>	

**Total Listed: 2**