Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

May 18, 2015

Richardson, Whitman, Large & Badger Attorneys at Law 465 Congress Street P.O. Box 9545 Portland, ME 04112-9545

RE: Freedom of Access Request

Dear Katrina E. Niidas Holm, Paralegal:

I am responding to your Maine Freedom of Access request dated May 14, 2015. We are working on gathering the non-confidential information you requested.

As soon as we have gathered these documents, we will forward copies to you. We will also include an invoice for the reasonable costs of copying and \$15 per hour, after the first hour, for the time involved in searching for, retrieving and compiling the requested information as we are entitled to under 1 M.R.S.A. \S 408.

Sincerely, Jonathan Rioux

Deputy Director of Inspections

Richardson, Whitman, Large & Badger

Harrison L. Richardson (1930-2009)

John S. Whitman Wendell G. Large Frederick J. Badger, Jr.* Elizabeth G. Stouder Barri L. Bloom Frederick F. Costlow* Thomas R. McKeon Carol I. Eisenberg Heidi J. Hart Joseph L. Cahoon, Jr. Joshua A. Randlett*

Of counsel: Gerard O. Fournier*

* Resident in Bangor Office

A Professional Corporation Attorneys at Law 465 Congress Street P. O. Box 9545 Portland, ME 04112-9545

Telephone (207) 774-7474 Facsimile (207) 774-1343 E-Mail kholm@rwlb.com

> Offices in Portland, Maine Bangor, Maine

Individual attorneys also admitted in MA, NH, OH

In Reply Refer To:

74210-3952

May 14, 2015

City of Portland Inspections Division 389 Congress St. Room 315 Portland, ME 04101

Re: <u>Harry and Karen Krigman v. Providence Mutual Fire Insurance Company</u> Docket No.: INS-15-2055

To Whom It May Concern:

This firm represents Providence Mutual Fire Insurance Company in connection with the above-referenced matter. Pursuant to the Maine Freedom of Access Act, would you please send us complete copies of your files pertaining to properties located at 563 Cumberland Avenue, 528 Deering Avenue, 218 Walton Street, 289-291 Cumberland Avenue, and 9 Cedar Street? Items we're seeking include, but aren't limited to, reports of inspections conducted by the City, notices issued to the property owner, records of Code violations, and complaints made by tenants. If prepayment is required, please let me know the total cost and I will send you a check in that amount.

Thank you for your assistance with this matter; it's greatly appreciated. Please don't hesitate to contact me with any questions.

Sincerely.

Katrina E. Niidas Holm Paralegal

:krıh

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Director of Planning and Urban Development Jeff Levine

> Inspection Services, Director Татту М. Мипson

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.

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,

George Froehlich Code Enforcement Officer

CITY OF PORTLAND DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Man	ader					
ELLIE LLC	-9			Inspector		Inspection Date
				George Fr	oehlich	5/12/2015
Location		CBL		Status		
289 CUMBE	RLAND AVE	026 C	018001	Violations	Exist	Inspection Type
Code	Inf	/Ext	From B	1		Building-Housing Inspection
	202		Floor	Unit No.	Area	Compliance Date
1) 6-113.(e)		erior			Basement	
Violation:	MAINTENANC	EOFI	GHTING E			
	this article and	all fixtur	es installer	Lin addition t	aintenance c	of lighting fixtures. All fixtures required by
	conditions and	shall be	installed in	accordance	nereto shall t	of lighting fixtures. All fixtures required by be maintained in good and safe working strical code of the city.
Notes:	Replace, and or	r repair	Onen enlice		with the elec	ctrical code of the city.
	Electrician is re-	quired.	open spice	is in accorda	nce with the	crical code of the city. City's Electrical Code. Note: A Master
2) 6-116.(e)		rior				
. ,				6	Bedroom	
	the applicable m	IION; E	very dwellir	ng, dwelling L	init, rooming	house and rooming unit shall comply with
	Safety Code Con	d with -	s of the mo	st current ed	ition of the N	house and rooming unit shall comply with lational Fire Protection Association Life
Notes:	Safety Code, an	u wiin a	iii other app	licable state	statutes and	regulations.
INVIES.						5
Comments:	See follow-up le					

somments: 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:		Appl. Type Inspector	Schedule Type Comments		Appl #	Locat	ion	
	05/12/2015 ELLIE LLC	2/2015 026 C018001 Building E LLC Craig Messinger		FP Required Inspec	FP Required Inspection Housing inspection with fire; John		289 CUMBERLAND AVE per Jon. Bs.		
	Code	Violation		Status					
	NFPA 80-	1-hour Fire Do	ors Assemblies Req	Open	IntExt	Floor	Area	Corrected	Date
	Annex D.4- 9 002	Several Apts re Apt #4 requires	quired Fire Doors/Seve	ral required self-closing h ed or upgraded to Fire Dc e removed from above.	inges. bor.				
	NFPA 101- 9.6.10.1.1- .8.001	Shoke Detecto	r Required	Open k-up Smoke detectors are	required in e	ach hodro			
	05/12/2015 ELLIE LLC	026 C018001	Building George Froehlich	Housing Inspection Housing inspection v			290 01	IMBERLAND /	AVE
	Code	Violation		Charl					
e	6-113.(e)	Maintenance of	lighting fixtures	Status	IntExt	Floor	Area	Corrected	Date
		Replace, and or	repair open splices in a	Open ccordance with the City's	Interior		Basemen	t 🗌	
E	5-116.(e)	Fire Protection			Electrical Co	de. Note: A	Master Ele	ctrician is req	uired.
		Add smoke dete		Open	Interior		Bedroom		
6	-108.(f)	Required equipm	ent and utilities	Open	Interior		Kitchen		
Lister	d: 2		a kilonen fixtures and c	abinets - unfit for intende	ed use (UNIT (CURRENTLY	VACANT)		





Yes. Life's good here.

Planning & 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,

George Froehlich Code Enforcement Officer

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street

Portland, Maine 04101

Inspection Violations

 ?) 6-116.(e) /iolation: lotes: omments: 	FIRE PROTEC the applicable p Safety Code, an All Units: Adjust	nd with : self cla ite Unit Irooms.	all other ap osing fire do 3 from com	plicable state pors. Imon area at	e statutes and r	d wooden door & provide smoke
iolation:	FIRE PROTEC the applicable p Safety Code, ar	nd with	all other ap	plicable state	unit, rooming h dition of the Na	ouse and rooming unit shall comply with tional Fire Protection Association Life
. ,						
	Inte	erior				
Votes:	Remove sump Properly trap or	pump f	from untran	ned inconitor		with the state plumbing code.
Violation:	MAINTENANC	E OF F	PLUMBING ereto shall l ks, or obstru	FIXTURES.; be properly in actions, and i	Basement All fixtures red stalled and ma	quired by this article and all fixtures intained in sound mechanical condition, vith the state plumbing code.
1) 6-111.(d)) Int	erior				Compliance Date
Code	Int	t/Ext	Floor	Unit No.	Area	Building-Inspection
218 WALTC	DN ST	143 F	-005001	Violations	Exist	Inspection Type
Location		CBL		Status		5/12/2015
KRIGMAN HARRY M				Inspector George F		Inspection Date
Owner/Mar KRIGMAN H	0			looment		

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 #	Loc	ation	
7	05/12/2015 KRIGMAN I	5 143 F005001 HARRY M	Building Craig Messinger	FP Routine Inspec Housing inspection	tion with fire; Joh	ın, 650-4102	218 2 per Jon.	WALTON ST Bs.	
	Code	Violation	· · · · · · · · · · · · · · · · · · ·	Status					
	NFPA 80-	90-min Fire Do	ors Assemblies Req		IntExt	Floor	Агеа	Corrected	Dat
	D.4-9.003	Replace any se	lf-closing hinges not fur oor in Apt. #2 at rear, n	Open octioning					
	NFPA 101-	Smoke Detecto	r Required						
	9.6.10.1.1- <u>& 001</u>	Bedrooms requ		Open tric Hardwired, Battery-Ł	ack-up. smol	e detector			
	55.390	Protection		Open	17-1101		,		
-		Oil/fuel fire dev	ice is required to have s	sprinkler protection					
	55.080	Electrical Violat	ion	Open					
_		GFCI required fo	or sump pmp	open					
1	55.100	Hvac Violation		Open					
		Dryer vent shall	be replaced with solid t	Type vent.					
	05/12/2015 KRIGMAN HA	143 F005001	Building George Froehlich	Inspection Housing inspection v	vith fire; John,	650-4102 p	218 W per Jon. B	ALTON ST s.	
С	ode N	/iolation		Status	1.18				
6-	-111.(d)	Maintenance of	plumbing fixtures.	Open	IntExt	Floor	Area	Corrected	Date
		Remove sump pu	Imp from untrapped in	sanitary connection to re g machine waste connec	Interior sidential was	te system.	Basemei	nt 🗌	
6-	116.(e)	Fire Protection	1.0001111	Open					
	4	All Units: Adjust s	elf closing fire doors. 9 Unit 3 from common a		Interior				



Planning & Urban Development Department

April 24, 2015

KRIGMAN HARRY M 24 WILDWOOD DR CAPE ELIZABETH, ME 04107

CERTIFIED MAIL: 70101870000281367209

CBL: 048 E017001 Located At: 563 CUMBERLAND AVE RE: FIRE INCIDENT # 2015-004854

Notice of Violation/ Tenant Notification

Dear Mr. Krigman:

An evaluation of the above-referenced property with Officials from the City's Inspections and Fire Prevention Office on 04/23/2015 revealed that the structure fails to comply with § 6-108 (b), (c), (d) and (f) and § 6-116 (b), and (e) of the Housing Code of the City of Portland. Specifically, the damaged and decayed portions of the building and rear three (3) level exterior porches must be demolished, and or repaired in accordance with the City of Portland Building Code (MUBEC). Furthermore, the 1st through 3rd Floor rear (non-egress) porches must remain vacated and secured from tenant use.

The City is putting you on notice of existing Building and Life Safety (Fire) Code Violations observed at 563 Cumberland Ave. These violations require immediate correction. They are as follows:

The following conditions must be met:

- 1. The building's three exterior porches must remain totally vacated and properly secured from tenant use.
- 2. Submit a building permit electronically, for the demolition, or repair of the exterior porches and interior rear stairwell to the Building Inspections Office by 05/01/2015.
 - a. Note: The City is requiring the building Owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. The design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

389 Congress Street / www.portlandmaine.gov / tel, 207+874+8703 / tty, 207+874+8936 / fax, 207+874+8716



Planning & Urban Development Department

- 3. Follow all inspection requirements outlined in each permit issued by the City.
- 4. Immediately address the Life Safety (Fire) and Housing Code Violations identified on the attached Violation Notice.

No tenant(s) may occupy the exterior rear porches until further notice from the City. A re-evaluation of the property will occur on 05/08/2015.

The City's Corporation Counsel's Office has been alerted to the existence of this matter and if you do not remedy these issues as required by this Notice of Violation they will pursue legal action including civil penalties, as provided for in § 1-15 of the Portland City Code and in Title 30-A of M.R.S.A § 4452.

This letter constitutes a decision from which you may appeal pursuant to§ 6-127 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

If you have any questions, concerns or require emergency repair permits- please contact me at 207-874-8701.

Sincerely, Jonathan Rioux

Deputy Director of Inspections

cc: Tenants of 563 Cumberland Avenue Tammy Munson, Inspections Division Director Adam Lee, Associate Corporation Counsel Keith Gautreau, Acting Assistant Chief of Prevention and Community Outreach

CITY OF PORTLAND PORTLAND FIRE DEPARTMENT

380 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Ma Krigman H	атту М	Inspector Keith Gautr	eau	Inspection Date 4/23/2015
Location 0563 CL	CBL JMBERLAND A 048 E0170	Status 01 Failed		Inspection Type Fire Prevention-FP Routine Inspe
Code	Int/Ext Fic	oor Unit No.	Area	Compliance Date
1) 73.05				
Violation:				OR OPENINGS NOT IN PROPER
Notes:	FIRE DOOR REQUIRED F	OR MECHANICAL F	ROOM IN BASEMFI	NT
2) 71.25				· · ·
Violation: Notes:	NFPA 101- 31.3.4.5.1 SMO out with an existing, comple accordance with 9.6.2.10, as vicinity of the bedrooms and ONE SMOKE ALARM MISS	s modified by 31.3.4 on all levels of the	.5.2, outside every s dwelling unit, includi	other than those equipped through moke alarms shall be installed in sleeping area in the immediate ing basements.
3) 89.05			an a	
Violation:	NFPA 1- EXCESSIVE/DISO LOAD.	RDERLY STORAGI	E; REFERENCE NF	PA 1 FOR EXCESSIVE FUEL-
Notes:	REMOVE REFRIGERATOR	S ON 1ST AND 2NI	D FLOOR HALLWA	Ys
4) 3.011				
Violation:	BOILER AND FUEL-FIRED I (MINIMUM SEPARATION/PI	HEATER ROOMS S	ERVING MORE TH OUR OR SPRINKI	REAS DESCRIBED IN TABLE IAN A SINGLE DWELLING UNIT ERS)
Notes:	SPRINKLER PROTECTION	NEEDED OVER HO	OT WATER HEATE	RS IN BASEMENT
Comments:	Conducted an inspection with off the rear second floor deck	Inspection Division	Deputy Director of	the building after a fatal accident

CITY OF PORTLAND DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street Portland, Maine 04101

Owner/Manager Inspector Inspection Date KRIGMAN HARRY M Jonathan Rioux 4/23/2015 Location CBL Status Inspection Type 563 CUMBERLAND AVE 048 E017001 Violations Exist Complaint-Inspection Code **Int/Ext** Floor Unit No. Area Compliance Date 1) 6-108.(b) Interior Stairways INTERIOR FLOORS, WALLS, CEILINGS AND DOORS; EVERY FLOOR, WALL, CEILING, AND Violation: DOOR SHALL BE IN A STRUCTURALLY SOUND CONDITION AND IN GOOD REPAIR AND SHALL BE SUBSTANTIALLY VERMIN PROOF. Notes: Repair the decayed/ water damaged portions of the rear interior stairwell, and seal all through penetrations (with approved materials); a building permit is required. 2) 6-108.(c) Various locations EXTERIOR WINDOWS, DOORS AND SKYLIGHTS; Every window or door, including basement or Violation: 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. Notes: Install and or replace all window screens. 3) 6-108.(d) Exterior Porch STAIRWAYS, STAIRWELLS, STAIRS AND PORCHES.; EVERY INSIDE AND OUTSIDE STAIRWAY, Violation: STAIRWELL, STAIRS, AND PORCH AND ANY APPURTENANCES THERETO SHALL BE STRUCTURALLY SOUND, IN GOOD REPAIR, AND SAFE TO USE. Notes: Submit a building permit application for the repair, and or demolition of the rear exterior porches. 4) 6-108.(f) Interior Basement REQUIRED EQUIPMENT AND UTILITIES; Every supplied facility, piece of equipment, or utility which Violation: is required under this article shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition. Secure the electrical wiring and service entrance cable in the basement level, in compliance with the Notes: City's Electrical Code. 5) 6-116.(b) Interior Hallway Violation: EGRESS; EVERY DWELLING UNIT AND EVERY ROOMING UNIT SHALL HAVE SAFE, UNOBSTRUCTED MEANS OF EGRESS LEADING TO SAFE AND OPEN SPACES AT GROUND LEVEL IN ACCORDANCE WITH APPLICABLE STATUTES, REGULATIONS AND ORDINANCES. Remove all refrigerators and small appliances stored in the common hallway(s). Notes:

Inspection Violations

CITY OF PORTLAND DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Man KRIGMAN F	442		Inspector Jonathan Rioux	Inspection Date 4/23/2015
Location 563 CUMBE	RLAND AVE	CBL 048 E017001	Status Violations Exist	Inspection Type Complaint-Inspection
6) 6-116.(e) Violation: Notes:	FIRE PROTE the applicable Safety Code, Replace the t	and with all other a hree (3) Smoke and	applicable state statutes and	nouse and rooming unit shall comply with ational Fire Protection Association Life regulations.
Commente	during our wa	Ik-through inspection	on, See Fire Prevention's No	tice of Violation.

Comments:

City of Portland, Maine Inspections Division Violations Report

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

st. #	Sch. Dai Contact:		Appl. Type Inspector		Schedule Type Comments		Appl #	Loc	ation	The Man angle I and States
	04/23/20 Krigman H 563 CUME		Fire Prevention Keith Gautreau	Jona	FP Routine Inspect at Inspections from N	tion aviline Fire In	spections	0563	3 CUMBER	LAND AV
	Code	Violation			Status	1				
	NFPA 101-	Fire Door Asse	mbly Req Repair		Closed	IntExt	Floor	Area	Corrected	d Da
7.2.1.15 73.05	7.2.1.15.8	- Fire door requi	red for mechanical r	oom in						
	NFPA 101-				Closed					
	31.3.4.5.1-	One smoke ala	rm missing 1st floor	apartm					\checkmark	5/12/20
	NFPA 1	Excessive/disor			Closed					
	89.05		rators on 1st and 2n	nd floor	hallways				\checkmark	5/12/20
	NFPA 101-	Boiler Protectic								
	31.3.2.1.1-				Closed r heaters in basemen					
	3.011)t.				
					Open					
	04/22/2015	040 5047004								
	KRIGMAN H	048 E017001 HARRY M	Complaint Jonathan Rioux	Keith	Inspection Request from the Fin of an exterior porch.	e Prevention	03-0331 Office to re	563 C spond and	UMBERLAND evaluate the	O AVE condition
C	Code	Violation			Status	Luit i				
6	5-108.(b)	Interior floors, w Repair the decay	valls, ceilings and doo ved/ water damaged ials); a building perm	portio	Status Open ns of the rear interior	IntExt Interior stairwell, an	Floor d seal all th	Area Stairwa nrough per		
6		Interior floors, w Repair the decay approved materi Exterior window	ved/ water damaged ials); a building perm s, doors and skylight	portion nit is rea	Open	Interior		Stairwa	ys	
6	5-108.(b)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep	red/ water damaged ials); a building perm s, doors and skylight ilace all window scre	portion nit is rea s ens.	Open ns of the rear interior quired. Open	Interior ⁻ stairwell, an		Stairwa nrough per	ys	
6	-108.(b) -108.(c)	Interior floors, w Repair the decay approved materi Exterior window Install and or rep Stairways, stairw	ved/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch	portion nit is red sens.	Open ns of the rear interior quired. Open Open	Interior stairwell, an	d seal all th	Stairwa nrough per Various	ys	
6- 6-	5-108.(b) -108.(c) -108.(d)	Interior floors, w Repair the decay approved materi Exterior window Install and or rep Stairways, stairw Submit a building	red/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch g permit application f	portion nit is red sens.	Open ns of the rear interior quired. Open Open repair, and or demoli	Interior stairwell, an	d seal all th	Stairwa nrough per Various	ys	
6- 6-	-108.(b) -108.(c) -108.(d) 108.(f)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep Stairways, stairw Submit a building Required equipm	ved/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch permit application t ent and utilities	portion nit is rea sens. nes. for the	Open ns of the rear interior quired. Open Open repair, and or demoli	Interior stairwell, an Exterior ition of the re	d seal all th	Stairwa nrough per Various Porch r porches.	ys	th
6- 6-	-108.(b) -108.(c) -108.(d) 108.(f)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep Stairways, stairw Submit a building Required equipm	ved/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch permit application t ent and utilities	portion nit is rea sens. nes. for the	Open ns of the rear interior quired. Open Open repair, and or demoli	Interior stairwell, an Exterior ition of the re	d seal all th	Stairwa nrough per Various Porch r porches.	ys	th
6- 6-	-108.(c) -108.(c) -108.(d) 108.(f) 116.(b)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep Stairways, stairw Submit a building Required equipm Secure the electri Code. Egress	ved/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch g permit application f ent and utilities ical wiring and servic	portion nit is real sens. nes. for the ce entra	Open ns of the rear interior quired. Open Open repair, and or demoli Open ance cable in the base Closed	Interior stairwell, an Exterior ition of the re Interior ement level, i	d seal all th ear exterior n compliar	Stairwa prough per Various Porch r porches. Basemer nce with th	ys	th
6- 6-	-108.(c) -108.(c) -108.(d) 108.(f) 116.(b)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep Stairways, stairw Submit a building Required equipm Secure the electri Code. Egress	ved/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch g permit application f ent and utilities ical wiring and servic	portion nit is real sens. nes. for the ce entra	Open ns of the rear interior quired. Open Open repair, and or demoli Open ance cable in the base Closed	Interior stairwell, an Exterior ition of the re Interior ement level, i	d seal all th ear exterior n compliar	Stairwa nrough per Various Porch r porches.	ys	ical
6	-108.(c) -108.(c) -108.(d) 108.(f) 116.(b)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep Stairways, stairw Submit a building Required equipm Secure the electri Code. Egress	ved/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch g permit application f ent and utilities ical wiring and servic	portion nit is real sens. nes. for the ce entra	Open ns of the rear interior quired. Open repair, and or demoli Open ance cable in the base Closed s stored in the comm	Interior stairwell, an Exterior ition of the re Interior ement level, i Interior ion hallway(s	d seal all th ear exterior n compliar	Stairwa Drough per Various Porch r porches. Basemer Dice with th Hallway	ys	ical
6	-108.(b) -108.(c) -108.(d) 108.(f) 116.(b) -16.(e)	Interior floors, w Repair the decay approved materi Exterior window Install and or rep Stairways, stairw Submit a building Required equipm Secure the electri Code. Egress Remove all refrige Fire Protection	ved/ water damaged ials); a building perm s, doors and skylight vlace all window scre ells, stairs and porch g permit application f ent and utilities ical wiring and servic	portion nit is rec sens. nes. for the ce entra pliance	Open ns of the rear interior quired. Open repair, and or demoli Open ance cable in the base Closed s stored in the comm	Interior stairwell, an Exterior ition of the re Interior ement level, i Interior ion hallway(s)	d seal all th ear exterion n compliar).	Stairwa brough per Various Porch r porches. Basemer bce with th Hallway	ys	th ical /12/2015
6	5-108.(b) -108.(c) -108.(d) 108.(f) 116.(b) -16.(e)	Interior floors, w Repair the decay approved materi Exterior window. Install and or rep Stairways, stairw Submit a building Required equipm Secure the electri Code. Egress Remove all refrige Fire Protection Replace the three	red/ water damaged ials); a building perm s, doors and skylight lace all window scre ells, stairs and porch g permit application ent and utilities ical wiring and servic erators and small app (3) Smoke and Carb	portion nit is rec sens. for the ce entra pliance	Open ns of the rear interior quired. Open repair, and or demoli Open ance cable in the base Closed s stored in the comm Open	Interior stairwell, an Exterior ition of the re Interior ement level, i Interior ion hallway(s)	d seal all th ear exterion n compliar).	Stairwa brough per Various Porch r porches. Basemer bce with th Hallway	ys	th ical /12/2015
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		Cii	ty of Portland, Main	е		
		I	nspections Division			
			Violations Report			
		Appointment D	ate Between 1/1/2015 A	ad 5/15/2015		
Sch. Date Contact:	CBL	Appl. Type Inspector	Schedule Type Comments	Appl #	Location	
		Sch. Date CBL Contact:	Appointment D Sch. Date CBL Appl. Type	Inspections Division Violations Report Appointment Date Between 1/1/2015 A Sch. Date CBL Appl. Type Schedule Type Contact:	Appointment Date Between 1/1/2015 And 5/15/2015 Sch. Date CBL Appl. Type Schedule Type Appl #	Inspections Division Violations Report Appointment Date Between 1/1/2015 And 5/15/2015 Sch. Date CBL Appl. Type Schedule Type Appl # Location Sch. Date CBL Appl. Type Schedule Type Appl # Location





Yes. Life's good here.

Planning & Urban Development Department

Director of Planning and Urban Development Jeff Levine

> Inspection Services, Director Татту М. Мипson

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.

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,

George Froehlich Code Enforcement Officer

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street Portland, Maine 04101

Inspection Violations

Owner/Ma	anager		1		
ELLIE LLC	-		Inspector		Inspection Date
Location		CDI	George Fr	oehlich	5/12/2015
9 CEDAR	ST	CBL	Status		Inspection Type
1		026 C017001	Violations	Exist	Building-Housing Inspection
Code	Int	/Ext Floor	Unit No.	Area	
1) 6-108.(0	,	terior		Poor Entry	Compliance Date
Violation:	STAIRWAYS, S	STAIRWELLS, ST	FAIRS AND D	Rear Entry	
	STAIRWELL, S	TAIRS, AND POI	RCH AND AN	VACHES.; E Y APPURTE	VERY INSIDE AND OUTSIDE STAIRWAY, NANCES THERETO SHALL BE
NI-4	STRUCTURAL	LY SOUND, IN G	OOD REPAIR		TO USE
Notes:	Stabilize Rear E	ntry Stairs and La	anding Assem	ıbly.	
2) 6-108.(b					
Violation:	INTERIOR FLO	ORS. WALLS CI			
	DOOR SHALL E BE SUBSTANTI	BE IN A STRUCT	URALLY SOL	IND CONDIT	/ERY FLOOR, WALL, CEILING, AND TON AND IN GOOD REPAIR AND SHALL
Notes:	Unit 3: Rear Fire	Door Jammed S	hut / Verv Difi	cult to Oper-	
3) 6-111.(d)) Inter		,		
Violation:	MAINTENANCE			Kitchen	
	installed in additi	on thereto shall h	FIXTURES.;	All fixtures re	quired by this article and all fixtures aintained in sound mechanical condition,
	free from defects	, leaks, or obstru	ctions, and in	accordance	aintained in sound mechanical condition, with the state plumbing code.
Notes:	Unit 3: Sink Was	te Leaking.	,	accordance	with the state plumbing code.
4) 6-116.(e)	Interi	or			
Violation:	FIRE PROTECTI	ON: Every dwellin	na dwelling u		
	the applicable pro	visions of the mo	ost current edi	fion of the N	nouse and rooming unit shall comply with ational Fire Protection Association Life
NI - 4	Sarety Code, and	with all other app	olicable state	statutes and	regulations
Notes:	Units: 1,2,and 5 -	Smoke Detectors	s Missing in B	edrooms.	
Comments:	See follow-up lette				

on from the Portland Fire Department.

City of Portland, Maine Inspections Division Violations Report

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

st. #	Sch. Date Contact:		Appl. Type Inspector	Schedule Type Comments		Appl #	Loca	ation	
	05/12/2015 Ellie Llc	5 026 C017001	Building Craig Messinger	FP Routine Inspec Housing inspection	tion with fire; John	n, 650-4102	9 CE 2 per Jon.	DAR ST Bs.	- The P is Share
	Code	Violation		Ct					
	55.020	Stair Violation		Status	IntExt	Floor	Area	Corrected	Dat
		Rear Deck requi	ires repair, not attatche	Open d to building.					
	NFPA 80-	1-hour Fire Doo	rs Assemblies Reg	Open					
	Annex D.4- 9.002	Required in all h	allway apartment doors	s.					
	10-1-55.162		e Detectors Required	Open					
		Also required in							
	55.051	Doors Shall Be Se	elf-closing & Self-latchin	Ig Open	uired in bedro	oms.			
	05/12/2015 ELLIE LLC		Building George Froehlich Kei	Housing Inspection th Housing inspection v	vith fire; John,	650-4102 p	9 CED per Jon. B:	AR ST s.	
E			-	th Housing inspection v		650-4102 p	9 CED per Jon. B	AR ST s.	
C	ELLIE LLC	Violation	George Froehlich Kei	th Housing inspection v Status	IntExt	650-4102 p Floor	9 CED per Jon. Be Area	AR ST s. Corrected	Date
C 6-	ELLIE LLC Code	Violation Stairways, stairwe	George Froehlich Keir	th Housing inspection v Status Open			per Jon. B	s. Corrected	Date
C 6-	ELLIE LLC Code	Violation Stairways, stairwe Stabilize Rear Enti	George Froehlich Kei ells, stairs and porches. ry Stairs and Landing As	th Housing inspection v Status Open sembly.	IntExt Exterior		oer Jon. B Area	s. Corrected	Date
C 6-	ELLIE LLC Code -108.(d) -108.(b)	Violation Stairways, stairwe Stabilize Rear Ent Interior floors, wa	George Froehlich Keir ells, stairs and porches. ry Stairs and Landing As ills, ceilings and doors	th Housing inspection v Status Open sembly. Open	IntExt		oer Jon. B Area	s. Corrected	Date
C 6-	ELLIE LLC Code -108.(d) -108.(b)	Violation Stairways, stairwe Stabilize Rear Enti Interior floors, wa Unit 3: Rear Fire D	George Froehlich Kei ells, stairs and porches. ry Stairs and Landing As alls, ceilings and doors Door Jammed Shut / Ver	th Housing inspection v Status Open sembly. Οpen γ Dificult to Operate.	IntExt Exterior Interior		oer Jon. B Area	s. Corrected	Date
C 6-	ELLIE LLC Code -108.(d) -108.(b) -111.(d)	Violation Stairways, stairwe Stabilize Rear Ent Interior floors, wa	George Froehlich Keir ells, stairs and porches. ry Stairs and Landing As alls, ceilings and doors Door Jammed Shut / Ver lumbing fixtures.	th Housing inspection v Status Open sembly. Open	IntExt Exterior		oer Jon. B Area	s. Corrected	Date
C 6- 6-	ELLIE LLC Code -108.(d) -108.(b) 111.(d)	Violation Stairways, stairwe Stabilize Rear Ent Interior floors, wa Unit 3: Rear Fire D Maintenance of pl	George Froehlich Keir ells, stairs and porches. ry Stairs and Landing As alls, ceilings and doors Door Jammed Shut / Ver lumbing fixtures.	th Housing inspection v Status Open sembly. Οpen γ Dificult to Operate.	IntExt Exterior Interior		Area Rear Ent	s. Corrected	Date