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424-A-014
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DEPARTMENT OF PLANNING AND DEVELOPMENT

September 27, 2003

DRAKE JULIE
188 PRESUMPSCOT ST
PORTLAND, ME 04103

CBL: 424 A014001
Located at 188 PRESUMPSCOT ST

Certified Mail 7001 2510 0003 2550 9893

Dear MS DRAKE,

An evaluation of the above-referenced property on 08/12/2003 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 09/27/2003 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 \$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 inspection.

Sincerely,

Arthur Rowe @ (207) 874-8697
Building Inspector

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

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager DRAKE JULIE	Inspector Arthur Rowe	Inspection Date 8/12/2003
Location 188 PRESUMPSCOT ST	CBL 424 A014001	Status Red 10+ Violations
		Inspection Type Complaint-Inspection

Code	INT/EXT	Floor	Unit No.	Area	Compliance Date
1) 6-108.2	Interior			Kitchen	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Damaged Floor				
2) 6-108.2	Interior			Bathroom	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Damaged Wall				
3) 6-108.2	Interior			Bathroom	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Damaged Floor				
4) 6-113.5	Interior				
Violation:	Maintenance of lighting fixtures				
Notes:	Inoperative smoke detector				
5) 6-108.2	Interior			Dining Room	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	Damaged window sill				
6) 6-113.5	Interior			Dining Room	
Violation:	Maintenance of lighting fixtures				
Notes:	Damaged ceiling light				
7) 6-108.4	Interior				
Violation:	Stairways, stairwells, stairs, porches.				
Notes:	Stairs to second floor, damaged tread				
8) 6-111.4	Interior			Cellar	
Violation:	Maintenance of plumbing fixtures.				
Notes:	Open drains				
9) 6-113.5	Interior			front bedroom	
Violation:	Maintenance of lighting fixtures				
Notes:	Inoperative electrical outlet				
10) 6-113.5	Interior			right rear bedroom	
Violation:	Maintenance of lighting fixtures				
Notes:	Outlet inoperative				

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager	Inspector	Inspection Date	
DRAKE JULIE	Arthur Rowe	8/12/2003	
Location	CBL	Status	Inspection Type
188 PRESUMPSCOT ST	424 A014001	Red 10+ Violations	Complaint-Inspection

11) 6-108.1 Exterior

Violation: Foundations cellars, exterior walls, roofs

Notes: Trim has peeling paint

12) 6-108.4 Exterior

Violation: Stairways, stairwells, stairs, porches.

Notes: Rotted rails and deck

rear porch

13) 6-108.4 Exterior

Violation: Stairways, stairwells, stairs, porches.

Notes: Missing hand rail and gaurd rail

rear porch

Comments:

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection/procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of applicant/designee _____ Date 3/29/04
Signature of Inspections Official _____ Date _____

CBL: 454403 Building Permit #: 040063