



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: May 3, 1989

DU: 46

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Minjoy South Townhouses
P. O. Box 3612
Portland, Maine 04104

RE: Premises located at 1-46 Mountfort St

Dear Sir:

A re-inspection of the premises noted above was
by Code Enforcement Officer Arthur Addato

This is to certify that you have complied with all
violation(s) of the Municipal Code relating to housing
described in our "Notice of Housing Conditions" dated

5-2, 1989

correct the
ons as
5-2, 1988

Thank you for your cooperation and your effort
to provide safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's
inventory, it shall be the policy of this department
to inspect all residential building at least once every five years. A
subject to re-inspection at any time during the said
next regular inspection of this property is scheduled for 5-2, 1994.

Sincerely yours,

Joseph E. Gray, Jr., Director,
Planning & Urban Development

By P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato

Arthur Addato (7)
Code Enforcement Officer

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

OK
5-2-89
C.O.C
aa

ADMINISTRATIVE DECISION

Date: November 17, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, Maine

Re: Premises located at 1-46 Mountfort Street

Dear Sir:

You are hereby notified that a reinspection and your request for additional time on November 16, 1988, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to December 20, 1988 in order to complete the work in progress to correct the remaining 25 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr., Director,
Planning & Urban Development

By

P. Samier Mottier,
Chief of Inspection Services

In Attendance:

Arthur Addato

Peter O'Donnell, Councilor

Encl.

jmr 389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-4451



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: /
CIVITAS BLOCK-LOT -
LOCATION: 1-46 Mountfort Street

DISTRICT: 7
ISSUED: September 19, 1988
EXPIRES: November 19, 1988

Munjoy South Townhouses 775-1146
P. O. Box 3612
Portland, ME 04104

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 1-46 Mountfort Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before November 19, 1988. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By:

P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET • PORTLAND, ME 04101

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 1-46 Mountfort Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Sept. 19, 1988 EXPIRES: Nov. 19, 1988

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC. (S)
1. ✓ EXTERIOR FIRST FLOOR, APTS. 1-46 - FRONT/REAR STAIRS - provide handrails.	108-4
2. ✓ EXTERIOR FIRST FLOOR, APTS. 1-46 - REAR PORCHES - provide handrails.	108-4
3. ✓ EXTERIOR FIRST FLOOR, APTS. 1-46 - FRONT & REAR STAIRS - correct riser height.	108-4
4. ✓ EXTERIOR FIRST FLOOR, APT. 2 - REAR - porch - rotted decking.	108-4
5. ✓ INTERIOR SECOND FLOOR, APT. 3 - BATHROOM - vent - replace missing cover.	114-1
6. ✓ EXTERIOR FIRST FLOOR, APT. 8 - REAR - porch - rotted decking.	108-4
7. FIRST FLOOR, APT. 10 - KITCHEN - ceiling - leaking.	108-2
8. ✓ FIRST FLOOR, APT. 10 - BATHROOM - ceiling - clean vent.	112
9. ✓ EXTERIOR FIRST FLOOR, APT. 10 - REAR PORCH - rotted decking.	108-4
10. ✓ INTERIOR FIRST FLOOR, APT. 11 - KITCHEN - ceiling - loose light fixture.	113
11. ✓ INTERIOR FIRST FLOOR, APT. 11 - BATHROOM - ceiling - clean vent.	112
12. ✓ EXTERIOR FIRST FLOOR, APT. 11 - FRONT PORCH - ceiling - inoperative light fixture.	113
13. ✓ INTERIOR FIRST FLOOR, APT. 13 - LAUNDRY ROOM - ceiling - leaking.	108-2
14. ✓ INTERIOR FIRST FLOOR, APT. 13 - LAUNDRY ROOM - ceiling - missing plaster.	108-2
15. ✓ EXTERIOR FIRST FLOOR, APT. 17 - REAR PORCH - rotted decking.	108-4
16. ✓ EXTERIOR FIRST FLOOR, APT. 24 - REAR PORCH - rotted decking.	108-4
17. ✓ INTERIOR FIRST FLOOR, APT. 24 - BATHROOM - ceiling - clean vent.	112
18. ✓ INTERIOR FIRST FLOOR, APT. 26 - KITCHEN - stove - faulty circuit.	111
19. ✓ INTERIOR FIRST FLOOR, APT. 29 - KITCHEN - ceiling - loose, sagging plaster.	108-2
20. ✓ INTERIOR FIRST FLOOR, APT. 30 - LIVING ROOM - ceiling - leaking.	108-2
21. ✓ EXTERIOR FIRST FLOOR, APT. 30 - FRONT/REAR porches - rotted decking.	108-4
22. ✓ INTERIOR FIRST FLOOR, APT. 32 - BATHROOM - ceiling - clean vent.	112
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24. ✓ INTERIOR FIRST FLOOR, APT. 34 - LAUNDRY ROOM - ceiling - missing plaster.	108-2
25. ✓ INTERIOR FIRST FLOOR, APT. 34 - KITCHEN - ceiling - peeling paint.	108-2
26. ✓ EXTERIOR FIRST FLOOR, APT. 34 - FRONT PORCH - rotted decking.	108-4
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30. ✓ INTERIOR FIRST FLOOR, APT. 39 - LAUNDRY ROOM - ceiling - leaking.	108-2
31. ✓ INTERIOR SECOND FLOOR, APT. 39 - BATHROOM - lavatory - leaking faucets.	111-1
32. ✓ INTERIOR FIRST FLOOR, APT. 42 - LAUNDRY ROOM - ceiling - missing plaster.	108-2
33. ✓ INTERIOR FIRST FLOOR, APT. 45 - BATHROOM - ceiling - leaking.	108-2
34. ✓ INTERIOR FIRST FLOOR, APT. 45 - BATHROOM - ceiling - clean vent.	112
35. ✓ INTERIOR FIRST/SECOND FLOOR, APT. 1-46 - DWELLING UNIT - windows - provide sash locks.	108-3

✓ INOPERATIVE SMOKE DETECTORS - APTS. #2,8,29,30,31,32,34,45.

REINSPECTION RECOMMENDATIONS

LOCATION 1-46 Mount fortINSPECTOR ColodatoPROJECT REOWNER Margay Apartments

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9-19-88</u>	<u>11-19-88</u>				

A reinspection was made on the above premises and I recommend the following action:

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
<u>5-2-89</u>	SATISFACTORY Rehabilitation in Progress	
<u>11-14-88</u>	Time Extended To: <u>12/20/88 - WTX-30 da. - 3/21/89 - OTX-30</u>	
<u>12-16-88</u>	Time Extended To: <u>1/20/89 - OTX 30 da. 4-21-89 - OTX 30</u>	
<u>1-17-89</u>	Time Extended To: <u>2/21/89 - OTX - 30</u>	
	UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE"
	"NOTICE TO VACATE" POST Entire POST Dwelling Units	
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken	
<u>11-14-88</u>	INSPECTOR'S REMARKS: <u>RE/CM-SP-WTX-30 da</u>	
<u>12-16-88</u>	<u>RE/CM/CT-SP - OTX 30 (Viol. com. - 4, 6, 9, 15, 16, 18, 21, 26</u> <u>1-17-89</u> <u>RE/SP - Viol. com. # 1, 2, 3, 7, 8, 10, 11, 12, 17, 32, 34</u> <u>(CTX 30 da. to 2-20-89) 5, 23, 24, 25, 28, 29, 33</u>	<u>27, 31)</u>
<u>2-21-89</u>	<u>RE/NOc-CM-SP - OTX 30</u>	
<u>3-21-89</u>	<u>RE/SP - OTX 30</u>	
<u>4-21-89</u>	<u>RE/SP - viol. remain. 13, 14, 22</u>	
<u>5-2-89</u>	<u>RE/SP - C O C</u>	
	INSTRUCTIONS TO INSPECTOR:	



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 46
CHART-BLOCK-LOT -
LOCATION: 1-46 Mountfort Street

DISTRICT: 7
ISSUED: September 19, 1988
EXPIRES: November 19, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, ME 04104

Dear: Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 1-46 Mountfort Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before November 19, 1988. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

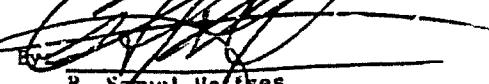
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Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr. Director
Planning & Urban Development


P. Samuel Hollises
Chief of Inspection Services


Arthur Addato (77)
Code Enforcement Officer

Attachment

jmj 389 CONGRESS STREET • PORTLAND, MAINE 04101

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 1-46 Mountfort Street

CODE ENFORCEMENT OFFICE: Arthur Adkato (7)

HOUSING CONDITIONS DATED: Sept. 19, 1988 EXPIRES: Nov. 19, 1988

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INOPERATIVE SMOKE DETECTORS - APTS. #2,8,29,30,31,32,34,45.



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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: September 19, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, ME 04104

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 1-46 Mountfort Street, Portland, Maine, it was noted that smoke detectors were missing/inoperable in some locations.

25 MRSA 2464 requires that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in ten (10) days. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr. Director
Planning & Urban Development

Joseph E. Gray, Jr.
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr



CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

*OK
11-16-88
B2*

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: September 19, 1988

enjoy Smith Townhouses 775-1146
P. O. Box 3612
Portland, ME 04104

Re: Smoke Detectors

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Sincerely yours,

Joseph E. Gray, Jr. Director
Planning & Urban Development

By: P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Arthur Addato (7)
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

G.I.
 CITY OF PORTLAND
 INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 9-15-88 Complaint 5 year Fire Inspector's Name Reba S. Dist. 7

Property Address: 1-46 7th St. C-B-L: _____ Legal Units: 46 Exist. Units: 46 Stories: 2

Owner or Agent Managing South Townhouses Std. Ist: NOHC L.O.D.
 Address PO Box 3612 - City 94104

Violation No.	Ext.	Int.	Fl.	Apt #	LOCATION	VIOLATION DESCRIPTION	CODE
1	X		1	1-46	FR-RE-STAIRS	PROVIDE - HANDRAIL'S	108.4
2	X		1	1-46	RE/PO'S	" - "	108.4
3	X		1	1-46	FR/STAIRS-REP/	CORRECT - RISER - HEIGHT	108.4
4	X	1	2	RE/PO		RO/DECKING	108.4
5	X	2	3	BA/VENT		REPLACE - MI - COVER	114.1
6	X	1	8	RE/PO		RO/DECKING	108.4
7		1	10	KI/CL		LEAK	108.2
8		1	10	BA/CL		CLEAN - VENT	112
9	X	1	10	RE/PO		RO/DECKING	108.4
10	X	1	11	KI/CL		LO/LIGHT - FIXTURE	113
11	X	1	11	BA/CL		CLEAN - VENT	112
12	X	1	11	FR/PO/CL		INOP/LI/FIXTURE	113
13	X	1	13	LAUNDRY/ROOM/CL		LEAK	108.2
14	X	1	13	" 1 "	" 1 "	MI/PLASTER	108.2
15	X	1	17	RE/		RO/DECKING	108.4

Pg. II
 CITY OF PORTLAND
 INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 9-15-88 Complaint 5 year Fire Inspector's Name Adolato Dist.

Property Address: 1-46 ~~7000~~ 7000 ~~Mount Hood~~ C-B-L: _____ Legal Units 46 Exist. Units: 46 Stories: 2

Owner or Agent Wingay South Town Homes Stand. 1st: N.O.H.C. L.O.D.
 Address Op. Bldg 3612 - City 04104

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
16	X		1	24	RE/PO	RO/DECKING	108.4
17	X		1	24	BA/CL	CLEAN-VENT	113
18	X		1	26	KI/STOVE	FAULTY - CIRCUIT	113
19	X		1	29	KI/CL	LO/SA - PLASTER	108.2
20	X		1	30	LI/CL	LEAK	108.2
21	X	*	1	30	FR-RE/POORCH	RO/DECKING	108.4
22	X		1	32	BA/CL	CLEAN-VENT	113
23	X		1	34	LAUNDRY-ROOM-CL	LEAK	108.2
24	X		1	34	" - " - "	MI/PLASTER	108.2
25	X		1	34	KI/CL	PE/PAINT	108.2
26	X	*	1	34	FR/PO	RO/DECKING	108.4
27	X		1	35	RE/PO	" / "	108.4
28	X		1	37	KI/CL	PE/PAINT	108.2
29	X		1	37	LAUNDRY-ROOM-CL	LEAK - MI/PLASTER	108.2
30	X		1	39	" - " - "	LEAK	108.2

1 Pg 21-

CITY OF PORTLAND
PLATES DIVISION - HOUSING INSPECTION SCHEDULE

Ins. Date: 9-15-98 Complaint

Fire Inspector's Name Adrian Dist. 1

Property Address: 1-46 Monroe

40. C-B-L: _____ Legal Units: 46 Exist. Units: 46 Stories: 2

Owner or Agent Managing agent / own houses
Address P.O. Box 3612 • City 04104

Stand. 1st: N.C H.C. ✓ L.Q.D.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

C TILL

ADMINISTRATIVE DECISION

Date: November 17, 1988

Munjoy South Townhouses
P. O. Box 3612
Portland, Maine

Re: Premises located at 1-4b Mountfort Street

Dear Sir:

You are hereby notified that a reinspection and your request for additional time on November 16, 1988, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to December 20, 1988 in order to complete the work in progress to correct the remaining 25 Housing Code violations as listed on attached Notice of Housing Conditions.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr., Director,
Planning & Urban Development

By E. Daniel Hoffses,
Chief of Inspection Services

In Attendance:

Arthur Addato
Arthur Addato
Peter O'Donnell, Councilor

Encl.

jmr 389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-6451

HOUSING INSPECTION REPORT

OWNER: Munjoy South Townhouses

LOCATION: 1-46 Mountfort Street

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: Sept. 19, 1988 EXPIRES: Nov. 19, 1988

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

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24. INTERIOR FIRST FLOOR, APT. 34 - LAUNDRY ROOM - ceiling - missing plaster.	108-2
25. INTERIOR FIRST FLOOR, APT. 34 - KITCHEN - ceiling - peeling paint.	108-4
26. EXTERIOR FIRST FLOOR, APT. 34 - FRONT PORCH - rotted decking.	108-4
27. EXTERIOR FIRST FLOOR, APT. 35 - REAR PORCH - rotted decking.	108-4
28. INTERIOR FIRST FLOOR, APT. 37 - KITCHEN - ceiling - peeling paint.	108-2
29. INTERIOR FIRST FLOOR, APT. 37 - LAUNDRY ROOM - ceiling - leaking, missing plaster.	108-2
30. INTERIOR FIRST FLOOR, APT. 39 - LAUNDRY ROOM - ceiling - leaking.	108-2
31. INTERIOR SECOND FLOOR, APT. 39 - BATHROOM - lavatory - leaking faucets.	111-1
32. INTERIOR FIRST FLOOR, APT. 42 - LAUNDRY ROOM - ceiling - missing plaster.	108-2
33. INTERIOR FIRST FLOOR, APT. 45 - BATHROOM - ceiling - leaking.	108-2
34. INTERIOR FIRST FLOOR, APT. 45 - BATHROOM - ceiling - clean vent.	112
35. INTERIOR FIRST/SECOND FLOOR, APT. 1-46 - DWELLING UNIT - windows - provide sash locks.	108-3

INOPERATIVE SMOKE DETECTORS - APTS. #2,8,29,30,31,32,34,45.