

ADMINISTRATIVE DECISION

City of Portland  
Department of Urban Development  
Housing Inspections Division  
Telephone: 775-3451 - Ext. 311 - 318

Date January 11, 1985

Mr. Geoffrey I. Rice  
655 Congress St.  
Portland, Me 04101

Re: Premises located at 655 Congress St, Portland, 48-F-10, NCP-WE

Dear Mr. Rice

You are hereby notified that a reinspection and your request for additional time on January 11, 1985, regarding our "Notice of Housing Conditions", at the above referred premises, resulted in the decision noted below.

Expiration time extended to May 15, 1985 in order to complete the work in progress to correct the remaining 1 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 of  
Planning & Urban Development

By P. Samuel Hoffes  
P. Samuel Hoffes,  
Chief of Inspection Services

In Attendance:

Burton MacIsaac  
Geoffrey I. Rice

Encl.

# HOUSING INSPECTION REPORT

OWNER: Mr. Geoffrey I. Rice

LOCATION: 52 Sherman Street 48-F-10  
WE

CODE ENFORCEMENT OFFICER: Burton MacIsaac (6)

HOUSING CONDITIONS DATED: Nov. 8, 1984

EXPIRES: Jan 8, 1985

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. OVERALL - eaves - peeling paint.                       | 108-1   |
| <u>FIRST FLOOR FRONT - APARTMENT #1</u>                   |         |
| 2. FRONT - door - sticks.                                 | 108-3   |
| 3. PANTRY - ceiling - leaking.                            | 108-2   |
| 4. FRONT BEDROOM - ceiling - loose plaster.               | 108-2   |
| 5. HALL - closet - exposed hot water pipe.                | 111-3   |
| 6. BATHROOM - ceiling - leaking.                          | 108-2   |
| 7. BATHROOM - wall - damaged paneling.                    | 108-2   |
| <u>THIRD FLOOR LEFT - APARTMENT #5</u>                    |         |
| 8. LIVING ROOM - ceiling - peeling paint.                 | 108-2   |
| <u>SECOND FLOOR RIGHT - APARTMENT #4</u>                  |         |
| 9. LIVING ROOM - wall - inoperative electrical outlet.    | 113     |
| 10. FRONT BEDROOM - wall - inoperative electrical outlet. | 113     |

*Corrected 1-11-85*

CERTIFICATE  
OF  
COMPLIANCE

DATE: May 23, 1985

DU: 125

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Geoffrey Rice  
655 Congress St.  
Portland, Me 04101

Re: Premises located at 655 Congress St. 46-D-21 NCP-WF

Dear Mr. Rice:

A re-inspection of the premises noted above was made on May 22, 1985  
by Code Enforcement Officer Arthur Rowe.

This is to certify that you have complied with our request to correct the violation of  
the Municipal Codes relating to housing conditions as described in our "Notice of Housing  
Conditions" dated October 18, 1984.

Thank you for your cooperation and your efforts to help us maintain decent, safe and  
sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing  
inventory, it shall be the policy of this department to inspect each  
residential building at least once every five years. Although a  
property is subject to re-inspection at any time during the said  
five-year period, the next regular inspection of this property is  
scheduled for May 1990.

Sincerely yours,

Joseph E. Gray, Jr., Director of  
Planning and Urban Development

By

P. Samuel Hoffses,  
Chief of Inspection Services

Arthur Rowe  
Code Enforcement Officer - Arthur Rowe (3)

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Geoffrey Rice  
655 Congress Street  
Portland, Maine 04101

DU 125

CH. 46 BLOCK D LOT 21

LOCATION: 655 Congress Street

PROJECT: NCP-WE

ISSUED: October 18, 1984

EXPIRES: December 18, 1984

Dear Mr. Rice:

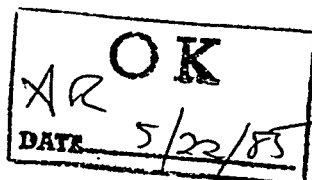
You are hereby notified, as owner or agent, that an inspection was made of the premises at 655 Congress Street by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 18, 1984. 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 any 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 it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.



*Arthur Rowe*

Code Enforcement Officer - Arthur Rowe (8)

Attachments

jmr

Very truly yours,

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

By

*P. Samuel Hoffses*  
P. Samuel Hoffses  
Chief of Inspection Services

# HOUSING INSPECTION REPORT

OWNER: Geoffrey Rice

LOCATION: 655 Congress St. 46-D-21 WE

CODE ENFORCEMENT OFFICER: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Oct. 18, 1984

EXPIRES: Dec. 18, 1984

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.

|  | <u>SEC. (S)</u> |
|--|-----------------|
| <u>APARTMENT 827</u>                                     |                 |
| 1. WALLS - loose and peeling paint.                      | 108-2           |
| 2. BATHROOM - tub - illegal cross connection.            | 111-4           |
| <u>APARTMENT 718</u>                                     |                 |
| 3. BATHROOM - toilet commode - illegal cross connection. | 111-4           |
| <u>APARTMENT 709</u>                                     |                 |
| 4. CEILING - loose and peeling paint.                    | 108-2           |
| <u>APARTMENT 728</u>                                     |                 |
| 5. SMOKE DETECTOR - missing.                             |                 |
| 6. BATHROOM - floor - damaged.                           | 108-2           |
| <u>APARTMENT 628</u>                                     |                 |
| 7. BATHROOM - wall and ceiling - peeling paint.          | 108-2           |
| <u>APARTMENT 602</u>                                     |                 |
| 8. SMOKE DETECTOR - missing.                             |                 |
| <u>APARTMENT 603</u>                                     |                 |
| 9. BATHROOM - wall - illegal zip wire.                   | 113             |
| <u>APARTMENT 612</u>                                     |                 |
| 10. BATHROOM - wall and ceiling - peeling paint.         | 108-2           |
| <u>APARTMENT 510</u>                                     |                 |
| 11. BATHROOM - tub - illegal cross connection.           | 111-4           |
| 12. BATHROOM - floor - damaged.                          | 108-2           |
| 13. BATHROOM - ceiling and wall - peeling paint.         | 108-2           |
| <u>APARTMENT 508</u>                                     |                 |
| 14. BATHROOM - wall and ceiling - peeling paint.         | 108-2           |
| <u>APARTMENT 403</u>                                     |                 |
| 15. BATHROOM - tub - illegal electrical fixture above.   | 113             |
| <u>APARTMENT 408</u>                                     |                 |
| 16. WALLS & CEILINGS - peeling paint.                    | 108-2           |
| <u>APARTMENT 320</u>                                     |                 |
| 17. WALLS & CEILINGS - peeling paint.                    | 108-2           |
| <u>APARTMENT 310</u>                                     |                 |
| 18. WALLS - peeling paint.                               | 108-2           |

Continued:

HOUSING INSPECTION REPORT

OWNER: Geoffrey Rice

LOCATION: 655 Congress St. 46-D-21 WE

CODE ENFORCEMENT OFFICER: Arthur Rowe (8)

HOUSING CONDITIONS DATED: Oct. 18, 1984

EXPIRES: Dec. 18, 1984

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.

Continued:

SEC. (S)

APARTMENT 327

~~19.~~ BATHROOM - tub - illegal cross connection.

111-4

APARTMENT 218

~~20.~~ CEILINGS - peeling paint.

108-2

~~21.~~ BATHROOM - floor - damaged.

108-2



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

October 18, 1984

Geoffrey Rice  
655 Congress Street  
Portland, Maine 04101

Re: Smoke Detectors

Dear Mr. Rice:

During a recent inspection of the property owned by you at 655 Congress Street, it was noted that smoke detectors were missing in the following areas:

Apartment 728  
Apartment 602

25 MRSA §2464 requires that approved smoke detectors be installed in each of the above listed areas. 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.

Sincerely yours,  
Joseph E. McDonough  
Chief of the Fire Department  
City of Portland

  
\_\_\_\_\_, Code Enforcement  
Arthur Rowe Officer ( 8 )

cc: Lt. James Collins, Fire Prevention Bureau

jmr

## INSPECTOR

Rowe

PROJECT

OWNER

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

DATE \_\_\_\_\_

5/22/77

ALL VIOLATIONS HAVE BEEN CORRECT

Send "CERTIFICATE OF COMPLIANCE"

"POSTING RELEASE"

SATISFACTORY Rehabilitation in Progress

Time Extended To:

Time Extended To:

Time Extended To:

UNSATISFACTORY Progress

Send "HEARING NOTICE"

"FINAL NOTICE"

"NOTICE TO VACATE"

POST Entire

FOST Dwelling Units

UNSATISFACTORY Progress

"LEGAL ACTION" To be Taken

INSPECTOR'S REMARKS:

INSTRUCTIONS TO INSPECTOR:

DATE 5/22/83  
OK





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

December 28, 1989

Geoffrey Rice  
655 Congress St., #3  
Portland, ME 04102

655 Congress St., #3

Dear Sir:

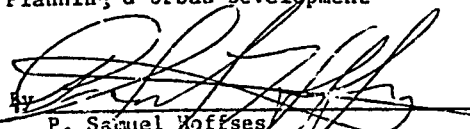
We recently received a complaint and an inspection was made by Code Enforcement Officer Mark Mitchell of the property owned by you at 655 Congress St., Apt #3, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. Repair peeling wall covering in bathroom. 108-2
2. Install floor covering in closet - can see basement. 108-2
3. Smoke detector - inoperable.

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Items #1 & 2, Jan. 4, 1990 and Item #3, 24 hrs. from receipt of this letter.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

  
P. Samuel Hoffses  
Chief of Inspection Services

  
Mark Mitchell  
Code Enforcement Officer (8)

jmr

109 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-4400



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: December 29, 1989

Geoffrey Rice  
655 Congress St., #3  
Portland, ME 04102

Re: Smoke Detectors

Dear Sir:

During a recent inspection of the property owned by you at 655 Congress St., #3, 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.

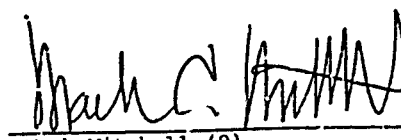
Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are interlarded 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

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Mark Mitchell (8)  
Code Enforcement Officer

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

jmr

L.O.D.

Geoffrey Rice  
655 Congress St #3  
Portland Me 04102

- 1) Repair peeling wall covering in Bathroom 108-2
- 2) Install floor covering in closet -- can see Basement 105-2
- 3) Smoke detector inoperable

#1 + #2 7 days

#3 24 hours

Sincerely  
Mark Mitchell