

723 Congress Street 47-C-26

LONGF-SQ-111



CERTIFICATE
OF
COMPLIANCE

DATE: March 15, 1983

DU: 2

CITY OF PORTLAND

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

Seven Twenty-Three Assoc. Ltd.
c/o Russ Company
415 Congress Street
Portland, Maine 04101

Re: Premises located at 723 Congress Street 47-C-26 WE

Dear Sir:

A re-inspection of the premises noted above was made on March 11, 1983
by Code Enforcement Officer Gayton Bartlett.

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 March 8, 1982.

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 March 1988.

Sincerely yours,

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

By Lyle D. Moyes
Lyle D. Moyes
Inspection Services Division

Gayton C. Bartlett
Code Enforcement Officer -

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 - 319

Seven Twenty-Three Assoc. Ltd.
c/o Russ Company
415 Congress Street
Portland, Maine 04101

DU 2

Ch. 47 Blk. C Lot 26
Location: 723 Congress St.

Project: NCP-WE
Issued: March 8, 1982
Expires: June 8, 1982

DATE 3/11/82 CJB

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 723 Congress St., Portland, Me. by Code Enforcement Officer

Margo Schmuckal. Violations of Chapter 307 of the Municipal Codes (Minimum Standards for Housing) 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 June 8, 1982. 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 Code Standards.

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

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 of
Planning & Urban Development

By
Lyle D. Noyes,
Inspection Services Division

Code Enforcement Officer - Schmuckal (3)

Attachments:

jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

March 8, 1982

Seven Twenty-Three Assoc. Ltd.
c/o Russ Company
415 Congress Street
Portland, Maine 04101

Re: 723 Congress St. 47-C-26 WE

Dear Sir:

During a recent inspection by Code Enforcement Officer Marge Schmuckal of the property owned by you at 723 Congress St., Portland, it was noted that smoke detectors were missing in the following areas:

"PER THE MAINE STATE STATUTES, "SEC. 1.25 MRSA 2464", WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A SMOKE ALARM MUST BE INSTALLED IN EACH AREA OF THIS STRUCTURE, AS LISTED BELOW:

Second Floor Front Side
Third Floor Entire

4-3-82 - STR/601

THE FIRE PREVENTION BUREAU HAS BEEN NOTIFIED OF THE ABOVE CONDITION(S).
PLEASE CALL THE FIRE PREVENTION BUREAU AT 775-5451, EXT. 354, IF YOU
HAVE ANY QUESTIONS REGARDING THE INSTALLATION OF THE REQUIRED SMOKE
ALARMS."

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

By _____
Lyle D. Hoyes
Inspection Services Division

Code Enforcement Officer - Schmuckal (3)

jmr

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

HOUSING INSPECTION REPORT

OWNER: Seven Twenty-Three Assoc. Ltd. CODE ENFORCEMENT OFFICER - Schmuckai (3)
 723 Congress Street, Portland, Maine 47-C-26 NCP-WE Notice of Housing Conditions
 DATED: March 8, 1982 EXPIRES: June 8, 1982

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

THIRD FLOOR ENTIRE

1. ~~BEAR BATHROOM~~ leaking. 4-5-82
 2. ~~LIVING ROOM~~ ceiling - broken plaster.

SEC. (S)

6-d
 3-b

2nd Floor Apt 7

INSPECTOR CARROLL

PROJECT 723 Congress St
NCP-WE
 OWNER 723 ASSOC Ltd 4.2.82

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-8-82	6-8-82				

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

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED	Send "CERTIFICATE OF COMPLIANCE"	Send "POSTING RELEASE"
3-8-82	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		
	POST Dwelling Units		
	UNSATISFACTORY Progress		
	LEGAL ACTION To Be Taken		

INSPECTOR'S REMARKS:
 1-5-83 unable to gain entrance - hms

INSTRUCTIONS TO INSPECTOR:

