



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: February 14, 1989

DU: 4

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Michael & Kay Fink Jts.
P. O. Box 853
Portland, ME 04104

RE: Premises located at 27 Pine Street 55-E-13

Dear Mr. & Mrs. Fink:

A re-inspection of the premises noted above was made on February 10, 1989
by Code Enforcement Officer Merlin Leary.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions as described in our "Notice of Housing Conditions" dated Nov. 18, 1986.

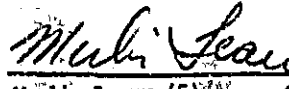
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

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 Feb. 1994.

Sincerely yours,

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

By 
Pr. Samuel Hoffses,
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

jmr

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BSL
m.f.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

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

Michael & Kay Fink Jts.
P. O. Box 853
Portland, Maine 04104

DU 4

CH. 55 BLK. E LOT 13

LOCATION: 27 Pine Street

PROJECT: District 5
ISSUED: November 18, 1986
EXPIRES: January 18, 1987



Dear Mr. & Mrs. Fink:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 27 Pine Street by Code Enforcement Officer Merlin Leary. 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 January 18, 1987. 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.

Very truly yours,

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

By: 
P. Samuel Hoffes
Chief of Inspection Services


Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Michael & Kay Fink Jts.

LOCATION: 27 Pine St. 55-E-13

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Nov. 18, 1986

EXPIRES: Jan. 18, 1987

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>
* 1. INTERIOR FIRST FLOOR, APT. #4 REAR - inoperative bathroom fan.	113-5
* 2. EXTERIOR LEFT REAR PORCH - broken riser.	108-4
* 3. INTERIOR SECOND FLOOR, APT. #2 REAR - inoperative bathroom fan.	113-5
4. EXTERIOR LEFT REAR ROOF - broken gutter.	108-2
* 5. INTERIOR CELLAR - missing fire door and ventilation and missing sheet rock on boiler room.	114-2

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

NOTICE OF HOUSING CONDITIONS

C.B.B.
BSL
File

CITY OF PORTLAND, MAINE

DU 4

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

CH. 55 BLK. E LOT 13

LOCATION: 27 Pine Street

Michael & Kay Fink Jts.
P. O. Box 853
Portland, Maine 04104

PROJECT: District 5
ISSUED: November 18, 1986
EXPIRES: January 18, 1987

Dear Mr. & Mrs. Fink:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 27 Pine Street by Code Enforcement Officer Merlin Leary. 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 January 18, 1987. 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 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


Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Michael & Kay Fink Jts.

LOCATION: 27 Pine St. - 55-E-13

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: Nov. 18, 1986

EXPIRES: Jan. 18, 1987

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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Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

MAY 09, 1996

MCELHILL PHILIP F
27 PINE ST
PORTLAND ME 04102

Re: 27 PINE ST
CBL: 055- - E-013-001-01
DU: 4

Dear Mr. McElhill:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing in apartment # 1-F.

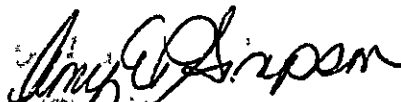
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

Reinspection of your property will be made in twenty-four (24) hours. 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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,


Amy Simpson
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MAY 09, 1996

CITY OF PORTLAND

MCELHILL PHILIP F.
27, PINE ST
PORTLAND ME 04102

Re: 27 PINE ST
CBL: 055- - E-013-001-01
DU: 4

Dear Mr. McElhill:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. 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 reinspection 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 this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles 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.

Sincerely,

Amy Simpson
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 27 PINE ST

Housing Conditions Date: MAY 09, 1996

Expiration Date: JULY 08, 1996

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|---|--------|
| 1. EXT - ENTRIES -
PROVIDE ILLUMINATION | 113.30 |
| 2. INT - 1ST FL - APT #1F - KITCHEN
GLAZING IS BROKEN | 108.30 |
| 3. INT - 1ST FL - APT # 1F - BATHROOM
LINOLEUM IS TORN | 108.20 |
| 4. INT - 1ST FL - APT #1F - BATHROOM
TUB SURROUND NEEDS TO BE REPAIRED | 111.40 |
| 5. INT - 1ST FL - APT #1F - BEDROOM
REPAIR THE SUBFLOOR BELOW THE PINE BOARDS | 108.20 |
| 6. INT - THROUGHOUT -
BUILDING HAS INOPERABLE WINDOWS | 108.30 |
| 7. INT - THROUGHOUT -
REPAIR THE BROKEN SASH CORDS | 108.30 |
| 8. INT - STAIRWAY -
BALUSTER IS MISSING | 108.40 |
| 9. EXT - THROUGHOUT -
ROTTED/MISSING TRIM NEEDS TO BE REPAIRED/REPLACED | 108.10 |
| 10. EXT - 2ND FLR - DECK
REMOVE THE TRASH/MISCELLANEOUS ITEMS - TO PROVIDE SAFE EGRESS | 116.40 |
| 11. EXT - THROUGHOUT -
REPOINT THE MASONRY, WHERE REQUIRED | 108.10 |

REINSPECTION RECOMMENDATIONS

LOCATION 27 Pine St 52
 PROJECT Lang fellow
 OWNER Richard J. Rosenhouse

INSPECTOR M. Leaty

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>12-11-79</u>	<u>3-1-80</u>				

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

DATE	RECOMMENDATION
<u>9-24-80</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
<u>4-14-80</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>June 1st 1980</u> Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	NOTICE TO VACATE POST Entire _____ POST Dwelling Unit _____
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____

4-14-80 INSPECTOR'S REMARKS: Major rehab in progress. Change
use from 3 units to 4. Installing a
bath on second floor & third floor.
Check for permit & change of use. Building is vacant
9-24-80 all violations corrected. Submitting a certificate of
compliance. Total DU's 4

INSTRUCTIONS TO INSPECTOR: _____

NOTICE OF HOUSING CONDITIONS

DU 4-DU-6

CITY OF PORTLAND
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451- Ext. 358 - 448

Richard N. Rosenhouse & Mike Fink
12 Winter Street
Portland, Maine 04102

Ch.-Bl.-Lot: 55-E-13
Location: 27 Pine Street
Project: NCF-West End
Issued: 12-11-79
Expired: 3-11-80

Dear Sirs:

An examination was made of the premises at 27 Pine Street Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before March 11, 1980. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection 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 help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector Mr. Leary

By Lyle D. Noyes
Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. LEFT FRONT AND LEFT REAR CELLAR - window - replace broken glass.		3-c
*2. BATHROOM - sink - repair leaking cold water faucet.		6-d
Second Floor - left middle dwelling unit		
3. Install a three-piece bath in this dwelling unit consisting of a flush toilet, lavatory and bathtub or shower.		
Third Floor - left rear rooming unit		
*4. BEDROOM - window - replace broken glass		6-a
Third Floor - left front rooming unit		
5. BEDROOM - window - replace - replace broken parting head		3-c
6. BEDROOM - window - replace missing counter balance cords - allowing window sash to remain elevated when opened.		3-c

WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street - tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

Remaining Housing Code Violations to be corrected within time extension granted on the
attached "Administrative Decision" NOHC - December 11, 1979
27 Pine Street NCP-West End 55-E-13

~~2/17 LEFT FRONT AND LEFT REAR CELLAR - window - replace broken glass.~~

SECOND FLOOR - LEFT MIDDLE DWELLING UNIT

~~7/22 Install a three-piece bath in this dwelling unit consisting of a flush toilet,
lavatory and bathtub or shower.~~

jmr

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448-- 358

Date April 17, 1980

Mr. Richard N. Rosenhaus & Mike Fink
12 Winter Street
Portland, Maine 04102

OK
BY mf
DATE 9/25/80

Re: Premises located at 27 Pine Street, Portland, Maine 55-K-13

Dear Sirs:

You are hereby notified that as a result of a reinspection and Mr. Rosenhaus's
request for additional time

on April 14, regarding our "Notice of Housing Conditions" at the above
referred premises resulted in the decision noted below.

X Expiration time extended to June 14, 1980 in order to correct the 2 remain-
ing Housing Code violations as listed on the attached listing.

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.

In Attendance:
Mr. Rosenhaus
Merlin Leary

Very truly yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By [Signature]
Lyle D. Noyes,
Housing Code Administrator

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CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

September 29, 1980

Department of Neighborhood Conservation And Inspection Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mr. Richard N. Rosenhaus & Mike Fink
12 Winter Street
Portland, Maine 04 02

Re: Premises located at 27 Pine Street, Portland, Maine 55-E-13 NCP-WE

Dear Mr. Rosenhaus & Mr. Fink:

A re-inspection of the premises noted above was made on September 24, 1980
by Housing Inspector Merlin Leary.

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 December 11, 1979.

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 September 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By

Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector

Merlin Leary
Merlin Leary

27 Pine Street 55-E-13