

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JULY 31, 1997

CITY OF PORTLAND

H H SAWYER REALTY CO
P O BOX 7225
PORTLAND ME 04112

Re: 241 DANFORTH ST
CBL: 057- - C-024-001-01
DU: 5

Dear Sir:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in apartment #4.

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.

Under the City's Building Code (The BOCA National Building Code/1996); Chapter 9, Section 920.3.2 requires that single- or multiple- station smoke detectors shall be installed and maintained in all occupancies in the groups R-2 and R-3 at the following locations:

1. In the immediate vicinity of bedrooms -
2. In all bedrooms - and
3. In each story within a dwelling unit, including basements.

This requirement is more restrictive than 25 MRSA 2464. Therefore, all smoke detectors shall be installed per the building code requirements.

Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter to Corporation Counsel 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,

Tammy Munson

Tammy Munson
Code Enfc. Offr./ Field Supv.

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Dear Sir:

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. A reinspection for code compliance will be made within thirty(30) days, to check on progress. If no progress has taken place, an administrative hearing may take place within forty-five (45) days. If the violations have not been corrected at the end of sixty (60) days, this matter will be referred to Corporation Counsel for legal action.

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,

A handwritten signature in cursive script that reads "Tammy Munson".

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 241 DANFORTH ST

Housing Conditions Date: JULY 31, 1997

Expiration Date: SEPTEMBER 29, 1997

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

- | | |
|--|--------|
| 1. INT - 1ST FLR - APT #4 - | 108.20 |
| LIVING ROOM HAS A LOOSE VENT | |
| 2. INT - 1ST FLR - APT #4 - | 111.40 |
| KITCHEN HAS A PLUMBING LEAK | |
| 3. INT - APT #4 - | 108.40 |
| STAIRS HAVE A LOOSE HANDRAIL | |
| 4. INT - OVERALL - | 109.40 |
| THERE IS EVIDENCE OF A COCKROACH INFESTATION | |
| 5. INT - 2ND FLR - APT #4 - | 108.20 |
| CARPET NAILS ARE PROTRUDING NEAR THE DOOR | |
| 6. EXT - 3RD & 4TH FLRS - | 108.40 |
| PORCH HAS ROTTED WOOD MEMBERS | |
| 7. EXT - THROUGHOUT - | 108.10 |
| REPOINT, AS NEEDED | |
| 8. EXT - FRONT/LEFT - | 108.10 |
| CAP THE OPEN DRAIN TO THE BASEMENT | |

