

940-946 Congress Street 65-G-2

CERTIFICATE
OF
COMPLIANCE

June 4, 1980

CITY OF PORTLAND

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

Mrs. Constance F. Regis
160 Noyes Street
Portland, Maine 04103

Re: Premises located at 942 - 946 Congress Street - 65 C-2 WE

Dear Mrs. Regis:

A re-inspection of the premises noted above was made on June 3, 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 September 20, 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 June 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation And
Inspection Services

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Merlin Leary
Merlin Leary

June 4, 1980

Mrs. Constance F. Regis
160 Noyes Street
Portland, Maine 04103

Re: 946 Congress Street 65-G-2
Second and Third Floor Left

Dear Mrs. Regis:


This is to inform you, as owner or agent of the property located at 946 Congress Street, Portland, Maine, that we have released the Second & Third Floor Left Apartments from posting.

Therefore, you may rent the apartments to others or occupy them yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
Joseph E. Gray, Jr., Director

By


Lyle D. Noyes,
Housing Code Administrator

Inspector


Merlin Loary

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BY <u>MD</u>
DATE <u>6/4/80</u>

December 20, 1979

Mrs. Constance F. Regis
160 Noyes Street
Portland, Maine

Re: 946 Congress Street 65-G-2
Second & Third Floor Right Apartments

Dear Mrs. Regis:

This is to inform you, as owner or agent of the property located at 946 Congress Street, Portland, Maine, that we have released the Second & Third Floor Right Apartments from posting.

Therefore, you may rent the apartments to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector M. Leary
M. Leary

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September 25, 1979

Mrs. Constance T. Ragios
160 Noyes Street
Portland, Maine

Re: 946 Congress Street 65-G-2
NCP-West End

Dear Mrs. Ragios:

As owner or agent of the property located at 946 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant Second & Third Floor Apartments are hereby declared unfit for human occupancy.

The above mentioned apartments are to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.
- b. Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety, and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned safe and secure so that no danger to life or property or fire hazard shall exist thereon. 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
Neighborhood Conservation

By Lyric D. Joyes
Lyric D. Joyes,
Chief of Housing Inspections

Inspector M. Loary

M. Loary

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NOTICE OF HOUSING CONDITIONS

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

Ch.-Bl.-Lot: 65-G-2
 Location: 942-946 Congress Street
 Project: NCP-West End
 Issued: September 20, 1979
 Expired: December 20, 1979

Mrs. Constance T. Regios
 160 Noyes Street
 Portland, Maine

Dear Mrs. Regios:
 An examination was made of the premises at 942-946 Congress 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 12/20/79. 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 M. Leary

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
12/19	LEFT MIDDLE ROOF - repair or replace broken moulding.	3a
12/22	SECOND FLOOR REAR PORCH FLOOR - determine the reason and remedy the condition which causes signs of sagging.	3d
12/22	THIRD FLOOR RIGHT FRONT HALL WALL - remove illegal extension cor. running thru wall.	8d
12/22	SECOND FLOOR RIGHT REAR HALL WALL - enclose exposed electrical wiring.	8c
12/22	SECOND FLOOR RIGHT REAR HALL WALL - repair inoperative light fixture.	8c
12/27	FIRST & SECOND FLOOR LEFT REAR & FRONT REAR HALL WALL - repair or replace broken and missing plaster.	3b
12/27	SECOND FLOOR LEFT REAR HALL CEILING - repair or replace broken plaster.	8c
12/27	FIRST FLOOR RIGHT FRONT HALL WALL - repair inoperative light switch.	3b
12/27	CELLAR STAIRWAY HALL & CEILING - repair or replace missing and broken plaster.	3d
12/27	LEFT REAR CELLAR STAIRWAY - install handrail.	3d
12-27	SECOND & THIRD FLOOR LEFT BATHROOM CEILING - repair or replace broken plaster.	3b
12-27	THIRD FLOOR LEFT REAR BEDROOM CEILING AND BATHROOM CEILING - determine the reason and remedy the condition causing leakage.	3b
12/19	FRONT LIVINGROOM WINDOW - repair inoperative sash.	3c

continued next page

942-946 Congress Street, Portland, Maine - continued

Item No.	Description	Code
1261	SECOND & THIRD FLOOR LEFT continued	8d
1261	LIVINGROOM HALL - remove illegal extension cords attached to baseboard.	3c
1261	THIRD FLOOR RIGHT FRONT BEDROOM WINDOW - replace broken glass.	3c
1261	SECOND FLOOR RIGHT	9b
1261	KITCHEN & LIVINGROOM - install heating facilities in habitable rooms capable of providing a minimum temperature of 65 degrees Fahrenheit.	3b
1261	BEDROOM & RIGHT DE/R BEDROOM CEILINGS - determine the reason and remedy the condition causing leakage.	3b
1261	KITCHEN HALL - replace missing flue cover.	3c
1261	THIRD FLOOR RIGHT	3c
1261	KITCHEN WINDOW - repair loose sash.	3c
1261	KITCHEN & LIVINGROOM - remove loose and peeling paint.	3b
1261	LIVINGROOM CEILING - determine the reason and remedy the condition causing leakage.	3b
1261	RIGHT BEDROOM & LEFT BEDROOM CEILINGS - enclose exposed electrical wiring.	3c
1261	RIGHT BEDROOM WINDOW - repair or replace broken putty bead.	3c

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDOUS 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.

REINSPECTION RECOMMENDATIONS

LOCATION 9516 Congress
 PROJECT West End
 OWNER Constance Reglas

INSPECTOR M Leary

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>9-20-79</u>	<u>12-20-79</u>				

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 "HEARING NOTICE"	"POSTING RELEASE" <u>6-3-80</u>
<u>6-3-79</u>	SATISFACTORY Rehabilitation in Progress Time Extended To: <u>January 27, 1980</u>		
<u>12-1-79</u>	UNSATISFACTORY Progress Send "HEARING NOTICE"		"FINAL NOTICE"
<u>2-8-80</u>	NOTICE TO VACATE POST Entire POST Dwelling Units	<u>2nd, 3rd flr left to be released</u> <u>2nd flr remains full</u>	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken		

INSPECTOR'S REMARKS: Building is vacant.
17 violations corrected, 5 remaining. Met owner at
at property. Second & third flr right apt to be
released. Will call in 30 days to release left apt.
Total new electric service installed. 2 violations
remain.
All violations corrected. Sending posting release
for second & third flr left apt and 1st flr.

INSTRUCTIONS TO INSPECTOR:

June 4, 1980

Mrs. Constance F. Regis
160 Noyes Street
Portland, Maine 04103

Re: 946 Congress Street 65-G-2
Second and Third Floor Left

Dear Mrs. Regis:

This is to inform you, as owner or agent of the property located at 946 Congress Street, Portland, Maine, that we have released the Second & Third Floor Left Apartments from posting.

Therefore, you may rent the apartments to others or occupy them yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
Joseph E. Gray, Jr., Director

By

Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector

Herlin Leary
Herlin Leary

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December 20, 1979 ✓

Mrs. Constance F. Regis
160 Noyes Street
Portland, Maine

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Second & Third Floor Right Apartments

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Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector M. Leary
M. Leary

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Date September 20, 1979

FOR YOUR INFORMATION AS A NEW OWNER

The following excerpts are from Chapter 307 of the City of Portland Municipal Codes regulating "Minimum Standards for Housing" commonly referred to as the City of Portland HOUSING CODE.

SECTION 1 - MINIMUM STANDARDS FOR DWELLINGS ESTABLISHED: There are hereby established minimum standards for buildings used for dwelling purposes in the City of Portland. All such buildings not now conforming to these standards will be required to meet such minimum standards, and buildings newly constructed or converted for such purposes shall meet such minimum standards. The standards set forth herein are intended to be minimum only and shall not be construed otherwise, nor shall they apply wherever a greater standard is required by any other ordinance or law.

SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY: It shall be a violation of this ordinance for any person to sell, transfer, or otherwise dispose of any property against which an order has been issued by the Health Officer under the provisions of this ordinance unless he shall first furnish to the grantee a true copy of any such order and shall at the same time notify the Health Officer in writing of the intent to so transfer either by delivering said notice to the Health Officer and receiving a receipt therefore or by registered mail, return receipt requested, giving the name and address of the person to whom the transfer is proposed. In the event of a violation of this section of this ordinance, such person shall be subject to a fine of not less than \$50.00 nor more than \$100.00, in addition to any fine which may be imposed for failure to comply with any order of the Health Officer as provided herein.

SECTION 20 - RESPONSIBILITY HEREUNDER MAY NOT BE TRANSFERRED: No contract or agreement between owner and/or operator and occupant relating to compliance with the terms of this ordinance shall be effective in relieving any person of responsibility for compliance with the provision of this ordinance as set forth herein.

SECTION 24 - PENALTY: Any person violating any of the provisions of this ordinance or failing to obey any order or notice of the Health Officer issued under this ordinance shall be subject to a fine of not less than \$50.00 nor more than \$1,000.00 and each day's violation shall be considered to be a separate offense.

Mrs. Constance T. Regios
160 Noyes Street
Portland, Maine

RE: 942-946 Congress Street, Portland, Maine NCP-WE 65-G-2

AS THE NEW OWNER of the above we must inform you that SECTION 19 - RESTRICTION ON CONVEYANCE OF PROPERTY, does apply to this property as the Housing Inspection Division, Neighborhood Conservation has an open file in this case.

If you have any questions regarding this matter, please call the Housing Inspection Division at 775-5451, Ext. 448 or 321.

September 25, 1979 ✓

Mrs. Constance T. Regios
160 Noyes Street
Portland, Maine

Re: 946 Congress Street 65-G-2
NCP-West End

Dear Mrs. Regios:

As owner or agent of the property located at 946 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection the vacant Second & Third Floor Apartments are hereby declared unfit for human occupancy.

The above mentioned apartments are to be kept vacant so long as the following conditions continue to exist thereon:

- a. The property is damaged, decayed, deteriorated, insanitary and unsafe in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants of the public.
- b. Properties which lack plumbing, ventilating, lighting and heating facilities or equipment adequate to protect the health, safety, and general welfare of the occupants of the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned safe and secure so that no danger to life or property or fire hazard shall exist thereon. 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
Neighborhood Conservation

By _____
Lyle D. Noyes,
Chief of Housing Inspections

Inspector _____
M. Laury

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Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 01, 1995

TPA ASSOCIATES
940 CONGRESS ST
PORTLAND ME 04102

Re: 942 Congress St
CBL: 065- - G-002-001-01
DU: 4

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. 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 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 it's 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: 942 Congress St
Housing Conditions Date: June 01, 1995
Expiration Date: July 31, 1995

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 - 2ND FL; APT #2 - #946 - BEDROOM 113.50
REPAIR THE OUTLET NEAR THE BED
2. INT - 2ND FL; APT #2 - #946 - KITCHEN 113.50
PROVIDE GFCI @ KITCHEN SINK
3. INT - HALLWAY - THROUGHOUT - #946 108.40
REPAIR THE CRACKED PLASTER
4. INT - 3RD FL; APT #3 - #946 - BATHROOM 111.40
REPAIR THE LEAK IN THE BATHTUB
5. INT - 2ND FL; APT #2 - THROUGHOUT 108.30
REPAIR BROKEN SASH CORDS - SASH CLIPS ARE O.K.
6. INT - 3RD FL; APT #3 - THROUGHOUT 108.30
REPAIR BROKEN SASH CORDS
7. INT - HALLWAY - THROUGHOUT - #942 108.40
REPAIR CRACKED PLASTER

Inspection Services
P. Samuel Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 01, 1995

TPA ASSOCIATES
940 CONGRESS ST
PORTLAND ME 04102

Re: 942 Congress St
CBL: 065- - G-002-001-01
DU: 4

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 in three out of the four apartments.

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.

Re-inspection of your property will be made in 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.