

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

December 15, 1997

Thomas Caiazzo
PO Box 1093
Gray ME 04039

Re: 1427 Congress St
CBL: 194- - C-029-001-01
DU: 3

NOTICE OF MEETING

Dear Mr. Caiazzo:

As a result of your failure to comply with previous notices, you are hereby invited to appear in Room 315, City Hall, 389 Congress Street, Portland, Maine at 10:00 a.m. on December 30, 1997, to explain why legal action should not be taken against you for violations of the Housing Code and other regulations relating to buildings at the above referenced premises, as described more fully in the attached copy of the original notice.

FAILURE TO APPEAR MAY RESULT IN A COMPLAINT FOR A CIVIL VIOLATION BEING SERVED ON YOU

If you correct the violations before the meeting date, call this office at 874-8693, so that your property can be re-inspected.

Sincerely,

Amy Powers
Code Enforcement Officer
encl.

Tammy M. Munson
Code Enfc. Offc./Field Supv.

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936

HOUSING INSPECTION REPORT

Location: 1427 Congress St
Housing Conditions Date: December 12, 1997
Expiration Date: December 30, 1997

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

- Spring 1 EXT - THROUGHTOUT - 108.10
Repoint foundation, as required
2. EXT - RIGHT ENTRY - 108.40
Provide balusters with no more than 4" vertical spacing
- Spring 3 EXT - THROUGHTOUT - 108.10
Trim has peeling paint
4. EXT - FRONT ENTRY - 108.40
Incorrect guardrail height - should be 42" at top
5. EXT - REAR EXIT, LEFT - 108.40
Provide balusters with no more than 4" vertical spacing
6. EXT - ENTRIES - 113.50
Provide adequate illumination
7. INT - OVERALL - 113.50
Hard-wired battery-back/up smoke detectors are required
In each unit
- permit by master electrician *next week*

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

NOTICE OF VIOLATION

December 31, 1997

Thomas Caiazzo
P.O. Box 1093
Gray, ME 04039

RE: 1427 Congress St. (194-C-29)

Certified Mail Receipt # Z 434 206 692

Dear Mr. Caiazzo,

The results of the Administrative Hearing on 12/30/97 revealed that the structure fails to comply with Article V. of the Code of Ordinances of the City of Portland, The Housing Code.


Attached is the list of the violations that was sent to you on 12/12/97. The original case was started on 8/21/97. You have failed to comply with each of those orders.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on 1/30/98 at which time full compliance will be required. Two of the violations you have requested extensions until "Spring". This extension is hereby denied as you have had sufficient time to rectify these issues.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me at 874- 8703 , if you wish to discuss the matter or have any questions.

Sincerely


Amy Powers
Code Enforcement Officer

cc/Central File

Inspection Services
P. Samuel Hefises
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

AUGUST 21, 1997

CAIAZZO THOMAS W
P O BOX 1093
PORTLAND ME 04039

Re: 1427 CONGRESS ST
CBL: 094 - C-029-001-01
DU: 3

Dear Mr. Caiazzo::

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,

Handwritten signature of Amy Powers in cursive script.

Amy Powers
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive script.

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 1427 CONGRESS ST
Housing Conditions Date: AUGUST 21 1997
Expiration Date: OCTOBER 20, 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. EXT - THROUGHOUT - 108.10
REPOINT FOUNDATION, AS REQUIRED
2. EXT - RIGHT ENTRY - 108.40
PROVIDE BALUSTERS WITH NO MORE THAN 4" VERTICAL SPACING
3. EXT - THROUGHOUT - 108.10
TRIM HAS PEELING PAINT
4. EXT - FRONT ENTRY - 108.40
INCORRECT GUARDRAIL HEIGHT - SHOULD BE 42" AT TOP
5. EXT - REAR EXIT, LEFT - 108.40
PROVIDE BALUSTERS WITH NO MORE THAN 4" VERTICAL SPACING
6. EXT - ENTRIES - 113.50
PROVIDE ADEQUATE ILLUMINATION
7. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN