

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JANUARY 16, 1997

CITY OF PORTLAND

CATERINA ALBERT C
304 OCEAN AVE
PORTLAND ME 04103

Re: 304 OCEAN AVE
CBL: 156- - C-007-001-01
DU: 3

Dear mR. Caterina:

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 some locations.

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,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

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Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JANUARY 16, 1997

CITY OF PORTLAND

CATERINA ALBERT C
304 OCEAN AVE
PORTLAND ME 04103

Re: 304 OCEAN AVE
CBL: 156-- C-007-001-01
DU: 3

Dear Mr. Caterina:

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,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 304 OCEAN AVE

Housing Conditions Date: January 16, 1997

Expiration Date: March 17, 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 - - 114.30
FURNACE ROOM IS USED AS A STOREROOM
2. INT - - 114.30
FURNACE NEEDS A SPRINKLER
3. INT - - 114.30
FURNACE ROOM LACKS VENTILATION

PRIORITY VIOLATIONS: #s 1, 2, 3

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Director

CITY OF PORTLAND

MAY 12, 1997

CATERINA ALBERT C
304 OCEAN AVE
PORTLAND ME 04103

Re: 304 OCEAN AVE
CBL: 156- - C-007-001-01
DU: 3

Dear Mr. Caterina:

A reinspection at the above-noted property was made on April 30, 1997.

This is to certify that you have complied with our request to correct the violations of the Municipal Code relating to housing conditions noted on our letter dated January 16, 1997.

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 three years.

Sincerely,

Merle Leary
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.