

12 Randall Street

166-F-2


SHAW-WALKER
-8503-1R

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND

September 10, 1980

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

Mr. Louis V. Pirone
86 Codran Street
Portland, Maine 04103

Re: Premises located at 12 Randall Street NCP-ED 166-F-2

Dear Mr. Pirone:

A re-inspection of the premises noted above was made on September 10, 1980
by Housing Inspector Marland Wing.

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 November 15, 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 A. Noyes
Lyle A. Noyes
Housing Code Administrator

Inspector

Marland Wing
Marland Wing

August 14, 1980

Mr. Louis V. Pirone
86 Codman Street
Portland, Maine 04103

Re: 12 Randall Street NCP-ED 166-F-2

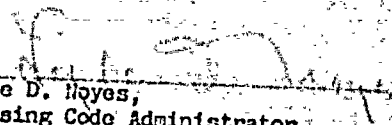
Dear Mr. Pirone:

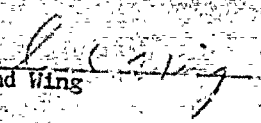
As owner or agent of the above referred property, you were notified to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Code "Minimum Standards for Housing." Several re-inspections have been made and we find that you have not complied with our request.

A final re-inspection was made on August 8, 1980, by Housing Inspector Marland Wing and, as a result, you are hereby ordered to correct the violations listed on or before September 12, 1980.

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
Urban Development

By 
Lyle D. Hayes,
Housing Code Administrator

Inspector 
Marland Wing

jar

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE		SECTION(S)
9-10	1. Repair or replace the window sashes on the 2nd and 3rd floor rear hall windows.	3-c
9-10	2. Replace broken glass second floor rear hall window.	3-c
9-10	3. Collar stairs - repair or replace worn treads.	3-d
THIRD FLOOR		
9-10	1. Replace the missing plaster in the living room ceiling.	3-b
9-10	2. Middle and rear bedrooms - windows - replace broken glass.	3-c

ADMINISTRATIVE HEARING DECISION

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

Date June 16, 1980

Mr. Louis Pirone
63 Codman Street
Portland, Maine 04103

Re: Premises located at 12 Randall Street HCP-ED 156-7-2

Dear Mr. Pirone:

You are hereby notified that a reinspection and your request for additional time

on June 2, 1980 regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below

Y Expiration time extended to July 16, 1980 in order to complete the work in progress to correct the remaining 4 Housing Code violations as shown on attached list.

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:

Insp. Marland Wisc

Mr. Pirone

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

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

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 166-F-2
Location: 12 Randall Street
Project: MCP-East Deering
Issued: 11-15-79
Expired: 1-15-80

Mr. Louis Pirone
168 Codman Street
Portland, Maine 04103

Dear Mr. Pirone:

An examination was made of the premises at 12 Randall Street Portland, Maine, by Housing Inspector Wing. 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 January 15, 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 H. Wing

By Lyle D. Noyes

Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- | | |
|---|-----|
| 1. FRONT AND REAR PORCH - stairs - repair or replace broken tread. | 3-d |
| 2. FIRST, SECOND AND THIRD FLOOR REAR PORCH - floor - repair or replace the rotted decking. | 3-d |
| 3. CELLAR - stairs - repair or replace worn treads. | 3-d |
| 4. MIDDLE CELLAR FURNACE - replace missing junction box cover. | 9-c |
| 5. INTERIOR CELLAR CHIMNEY - remove soot and properly dispose of it. | 3-e |
| <u>First Floor</u> | |
| 6. INTERIOR WINDOWS - overall - secure loose glass by reglazing. | 3-c |
| 7. DINING ROOM - wall - repair inoperative duplex receptacle. | 8-a |
| <u>Second Floor</u> | |
| 8. KITCHEN - window - secure loose glass by reglazing. | 3-c |
| 9. MIDDLE BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. | 3-c |
| 10. LIVING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. | 3-c |
| 11. FRONT BEDROOM - ceiling - remove peeling paint. | 3-b |

continued -

11/11
12 Randall Street - continued

Third Floor

- ~~12. REAR BEDROOM window replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c~~
- 13. MIDDLE AND REAR BEDROOMS - windows - replace broken glass. 3-c
- ~~14. LIVING ROOM windows replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c~~
- ~~*15. LIVING ROOM ceiling determine the reason and remedy the condition causing signs of leakage. 3-b~~
- ~~16. FRONT BEDROOM window secure loose glass by replacing points and/or replating. 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.

Additional Violations found on June 5, 1980:

- 1. Replace the missing plaster in the living room ceiling on the third floor. 3-b
 - 2. Repair or replace the rotted sashes on the 2nd and 3rd floor rear hall windows. 3-c
- BROKEN GLASS 2nd FL Rear Hall Window 3c

NOTICE OF HOUSING CONDITIONS

DU 3

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

Ch.-Bl.-Lot: 166-P-2
 Location: 12 Randall Street
 Project: NCP-East Dearing
 Issued: 11-15-79
 Expired: 1-15-80

Mr. Louis Pirone
 63 Codman Street
 Portland, Maine 04103

Dear Mr. Pirone:

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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 W. Wing

By Lyle D. Noyes
 Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

65-1 FRONT AND REAR PORCH - stairs - repair or replace broken tread.	3-c
65-2 FIRST, SECOND AND THIRD FLOOR REAR PORCH - floor - repair or replace the rotted decking.	3-d
3-1 CELLAR - stairs - repair or replace worn treads.	3-d
4 MIDDLE CELLAR FURNACE - replace missing junction box cover.	3-d
5 INTERIOR CELLAR CHIMNEY - remove soot and properly dispose of it.	3-e
<u>First Floor</u>	
8 INTERIOR WINDOWS - overall - secure loose glass by reglazing.	3-c
7 DINING ROOM - wall - repair inoperative duplex receptacle.	3-e
<u>Second Floor</u>	
8 KITCHEN - window - secure loose glass by reglazing.	3-c
9 MIDDLE BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened.	3-e
10 LIVING ROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened.	3-e
11 FRONT BEDROOM - ceiling - remove peeling paint.	3-b

continued -

12 Randall Street - continued

Third Floor

- ~~12. REAR BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c~~
- 4 2 13. MIDDLE AND REAR BEDROOMS - windows - replace broken glass. 3-c
- ~~14. LIVING ROOM - windows - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c~~
- ~~15. LIVING ROOM - ceiling - determine the reason and remedy the condition causing signs of leakage. 1-b~~
- ~~16. FRONT BEDROOM - window - secure loose glass by replacing points and/or replacing. 1-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.

REINSPECTION RECOMMENDATIONS

LOCATION 12 Randall St.

INSPECTOR M. Wing

PROJECT N.C.P. East Deering

OWNER Pirone

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
11-15-79	1-15-80				

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

DATE 9/15/80 MW ALL VIOLATIONS HAVE BEEN CORRECTED
 Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE"

6/5/80 MW SATISFACTORY Rehabilitation in Progress

Time Extended To: WTX to 30 days 7-1-80

7-15-80 MW Time Extended To: OTX to 7-30-80

Time Extended To:

8/8/80 MW UNSATISFACTORY Progress
 Send "HEARING NOTICE" "FINAL NOTICE"

NOTICE TO VACATE
 POST Ent'ee
 POST Dwelling Units

UNSATISFACTORY Progress
 "LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS:

4-4-80 MW Loan accepted closing will be 4-9-80
5-5-80 MW Re/ S.P. Rehab in progress
6-5-80 MW Re/ 3 viol. corrected still windows on 2nd
 + 3rd fl are rotten
7-15-80 MW Co 9.P. OTX to 7-30-80
8-8-80 MW Re/ No Progress ~~starting~~ Notice
9-10-80 MW Co/ all viol - corrected

INSTRUCTIONS TO INSPECTOR: