

30-32 Bolton Street 186-C-30



CERTIFICATE
OF
COMPLIANCE

December 19, 1980

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Dalen K. & Margaret L. Kelly
30 Bolton Street
Portland, Maine 04102

Re: Premises located at: 30-32 Bolton St., Portland, Me. 186-C-30 LBY

Dear Mr. & Mrs. Kelly:

A re-inspection of the premises noted above was made on December 17, 1980
by Housing Inspector Gayton Bartlett.

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 19, 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
December 1985.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By Lyle D. Noyes

Lyle D. Noyes
Housing Code Administrator

Inspector Gayton C. Bartlett
Gayton Bartlett

Jmr

CITY OF PORTLAND, MAINE
DEPARTMENT OF NEIGHBORHOOD CONSERVATION
HOUSING INSPECTIONS DIVISION

NOTICE OF HEARING

3/6/80

10AM

February 29, 1980

To: Dalen K. & Margaret L. Kelly
30 Bolton Street
Portland, Maine 04102

OK
BY <u>CB</u>
DATE <u>12/17/80</u>

Re: Premises located at 30-32 Bolton Street - NCP-Libbytown - 186-C-30

Dear Mr. & Mrs. Kelly:

Because 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 9:00 A.M. on March 13, 1980, to show cause why legal action should not be taken against you for violations of the Municipal Codes relating to housing conditions at the above referred premises. as described more fully in the attached copy of the original NOTICE received by you on or about September 19, 1979.

FAILURE TO APPEAR MAY RESULT IN PROSECUTION

Please notify this office at once if you have corrected all violations before the above noted hearing date. Telephone 775-5451 Extension 448 - 358.

Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Hayes
Lyle D. Hayes,
Housing Administrator

Requested by
Inspector G. Bartlett
G. Bartlett

Enclosure

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: 186-C-30
Location: 30-32 Bolton Street
Project: NCP-Libbytown
Issued: 9/19/79
Expired: 12/19/79

Dalen K. & Margeret L. Kelly
30 Bolton Street
Portland, Maine 04102 774-4951

Dear Mr. & Mrs. Kelly:

An examination was made of the premises at 30-32 Bolton Street Portland, Maine, by Housing Inspector Bartlett. 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 12/19/79. 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 H. Bartlett
G. Bartlett

By Lyle D. Woyes
Lyle D. Woyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
*1. FIRST FLOOR FRONT & REAR STEPS	repair or replace rotted and broken treads.	3d
*2. FIRST FLOOR REAR PORCH	repair or replace rotted support post and joist.	3d
*3. RIGHT CELLAR WINDOW	repair or replace broken glass.	3c
*4. SECOND FLOOR FRONT HALL WINDOW	repair or replace broken glass.	3c
FIRST FLOOR		
*5. BATHROOM CEILING, PANTRY CEILING & RIGHT REAR BEDROOM CEILING	remove peeling paint.	3b
*6. LIVINGROOM WINDOW	repair or replace broken glass.	3c
THIRD FLOOR		
*7. RIGHT REAR BEDROOM CEILING	remove peeling paint.	3b
*8. RIGHT REAR BEDROOM WINDOW	repair or replace broken sash.	3c
*9. DININGROOM CEILING	remove peeling paint.	3b
*10. DININGROOM CEILING	determine the reason and remedy the condition which causes signs of leakage.	3b

12/17/80

*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.

dld

REINSPECTION RECOMMENDATIONS

INSPECTOR BARTLETT

OK
 BY GB
 DATE 12/17/80

LOCATION 30-32 BOSTON ST
 PROJECT NCP-LBY
 OWNER D. KELLY

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
9/19/79	12/19/79				

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

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/>	"POSTING RELEASE" <input type="checkbox"/>
12/17/80		Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/>	
		SATISFACTORY Rehabilitation in Progress	
3/6/80	GB	Time Extended To: <u>OTX 30 days to 4/6/80</u>	
		Time Extended To: <u>OTX to 5/28/80</u>	
		Time Extended To:	
		UNSATISFACTORY Progress	
2/27/80	GB	Send "HEARING NOTICE" <input checked="" type="checkbox"/> <u>March 13 at 9:00</u>	"FINAL NOTICE" <input type="checkbox"/>
		NOTICE TO VACATE	
		POST Entire	
		POST Dwelling Units	
		UNSATISFACTORY Progress	
		"LEGAL ACTION" To Be Taken	
2/28/80	GB	INSPECTOR'S REMARKS: <u>STRUCTURE #1ST FL - NOTHING DONE - SEND NN</u>	
3/6/80	GB	<u>owner got off his butt - one violation left OTX</u>	
4/28/80	GB	<u>owner just got contractor for porch - OTX</u>	
6/23/80	GB	<u>owner to do porch primary OTX 60</u>	
9/4/80	GB	<u>owner had started porch - should be done in 1-2 wks.</u>	
12/17/80	GB	<u>OK - NO ADDITIONAL - Co C -</u>	
INSTRUCTIONS TO INSPECTOR:			

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 10, 1995

GRIMALDI MARIO J
422 CAPISIC ST
PORTLAND ME 04102

Re: 30 Bolton St
CBL: 186- - C-030-001-01
DU: 3

Dear Mr. Grimaldi:

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.

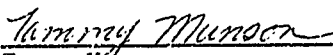
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 30 Bolton St
Housing Conditions Date: May 10, 1995
Expiration Date: July 09, 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 - CELLAR -
WINDOW HAS BROKEN GLASS | 108.30 |
| 2. | INT - CELLAR -
HOT WATER HEATER IS MISSING AN EXTENSION PIPE | 111.40 |
| 3. | INT - CELLAR -
HANDRAIL IS MISSING | 108.40 |
| 4. | INT - CELLAR -
CHIMNEY BASE HAS ACCUMULATION OF SOOT | 108.50 |
| 5. | INT - REAR CELLAR -
CHIMNEY IS MISSING MORTAR | 108.50 |
| 6. | INT - OVERALL -
HARD-WIRED BATTERY/BACK-UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

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GRIMALDI MARIO J &
422 CAPISIC ST
PORTLAND ME 04102

Re: 30 Bolton St
CBL: 186- - C-030-001-01
DU: 3

Dear Mr. Grimaldi:

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.

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,

Marland Wing
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
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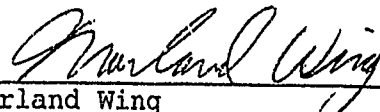
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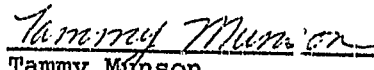
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