



Justin Elicker
Mayor

LIVABLE CITY INITIATIVE
Housing Code Compliance Notice
165 Church Street, 3 Floor New Haven, CT 06510
Phone: (203) 946-7090 ~ Fax: (203) 946-4899

Certified Mail: 7020 2450 00001 6091 1213
(Must be returned within ten days if undeliverable)
RETURN RECEIPT REQUESTED

Date: 09/10/2021

DANIELLE TRIVERS / MANAGER
OCEAN 103 DEL LLC
101 WHITNEY AVE STE 6B
NEW HAVEN, CT 06510

Re: 191 FERRY ST 1ST
Case # C-21-01241
Inspector: Ben-Elohim Zephaniah

ORDER

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 09/07/2021. The inspection revealed violations of the City of New Haven's Housing Code Ordinance. As owner (or as a designated agent of the owner) of the subject premises in question you are hereby ordered to correct all cited violations below in the time frame indicated. A re-inspection will be conducted at the expiration of the order period (see Deadline below).

The Details of the violations discovered, as well as the remedies required, are listed below to this order.

LIST OF VIOLATIONS

Location	Unit	Code	Description	Comment	Deadline
		Par. 302(a) N/D	Correct condition causing ceiling to be damp.	Left hand bedroom ceiling badly stained	21 Days
		Par. 302(a) N/D	Correct condition causing ceiling to bulge.	Left hand side bedroom ceiling	21 Days
		Par. 302(a) N/D	Correct condition causing ceiling to be in danger of collapse.	Left hand side bedroom ceiling-photos were taken	21 Days
		Par. 302(a) N/D	Remove loose plaster, replaster and repaint ceiling.	Left hand side bedroom ceiling-	21 Days
		Par. 302(a) N/D	Correct condition causing ceiling to be in danger of collapse.	Kitchen ceiling tiles are loose-repair or replace throughout	21 Days

		Par. 302(a) w/d	Correct condition causing ceiling to be damp.	Bathroom ceiling has mold like substance throughout	21 Days
		Par. 302(a) w/d	Correct condition causing ceiling to be in danger of collapse.	Bathroom ceiling-	21 Days
		Par. 302(a) w/d	Correct condition causing ceiling to bulge.	Bathroom ceiling-	21 Days
		Par. 302(a) w/d	Remove loose plaster, replaster and repaint ceiling.	Bathroom ceiling-	21 Days
		Par. 300(e) w/d	Install/Repair/Replace hot water heater.	Clean top of hot water tanks due to being a possible fire hazard	7 Hours
		Par. 301(d) Done	Provide/Secure cover to electrical panel	Secure 2nd floor Electrical the 3rd one to the right	21 Days
		Par. 301(e) Done	Provide adequate heating facilities through out to meet housing code requirement of no less than 65 deg. F	Basement-secure door to 2nd floor furnace	7 Hours
		Par. 302(b) Done	Remove peeling paint and repaint window trim	Window frames in kitchen are damp and have chipping and peeling paint	21 Days
		Par. 302(f) w/d	Replace rotted/defective/missing gutters and/or down spouts	Upper right-hand side of of building-	21 Days
		Par. 302(f) w/d	Replace missing gutters and/or down spouts	Left hand side of building-	21 Days
		Par. 302(f) w/d	Replace missing gutters and/or down spouts	Clean gutters throughout to stop overflow from clogged gutters	21 Days
		Par. 302(b) Done	Provide adequate hardware for door(s)	1st floor rear entry door is missing lock-	21 Days

Failure to comply with this Order represents a violation of the City of New Haven's Housing Code and may be subject you to criminal prosecution by the State's Attorney's Office. Violators may also be subject to \$100.00 penalty per day of violation per paragraph 102 of the New Haven Housing Code Ordinance.

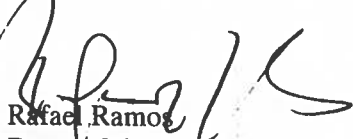
Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 165 Church street or Online at www.municode.com

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7090 or 203-946-8386.

Your attention and cooperation to this matter is appreciated. Should you have any further questions or concerns, please contact this office at 203-946-7090 or 203-946-8386.

Sincerely,



Rafael Ramos
Deputy Director
Housing Code Enforcement, LCI

**"Custom" used under location indicates further information is provided in the comment section.

***"Throughout" if means throughout entire unit/structure, wherever the same violation is present.