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MANAGEMENT
+ REPEAT OFFENDER
UNIFORM CIVIL CITATION



5247057106

☐ WITNESS

☐ RELATED CASE # / CITATION(S)

PRINCE GEORGES

District Court of Maryland for

3409 RHODE ISLAND AVE

MOUNT RAINIER MD 20712 CODECOM

County of Prince Georges

to: DUBOSE JACQUELINE

3311 RHODE ISLAND AVE

MOUNT RAINIER PG MD 20712

County of Prince Georges

DOB Height Weight Sex Race Hair

Telephone No Day/Night: 954-650-5017 E-mail:

Based on ☐ personal knowledge of the undersigned officer, ☐ the attached affidavit, the D

charged with

CITY ORDINANCE SECTION 1-108.1

FAILURE TO ARRANGE TRASH AND R

COLLECTION ON REGULAR BASIS

at 3311 RHODE ISLAND AVE

at 3300 AM PM on 12/03/2024

MOUNT RAINIER PG MD 20712 County, MD in vic

of ☐ Md. Am. Code ☐ Municipal Infraction/County Ordinance/Public Local Law/Local Cor

Document/Vision Sub Section

☒ Each day a violation continues is a separate infraction subject to an additional citation.

I sign my name as a receipt of a copy of this Citation and not as an admission of guilt. I will

requirements set forth in this Citation.

X Defendant's Signature

INSTRUCTIONS

☒ YOU MUST APPEAR IN COURT. A notice of trial date will be mailed to you.

☒ YOU MAY PAY A FINE OF \$ 500 (entire amount required) by 01/03/2024

☒ District Court. Payment of the fine will not close the case if abatement action is pending.

☒ Agency/Municipality. CODE COMPLIANCE, MT. RAINIER

at 3409 RHODE ISLAND AVE, MT. RAINIER

and AVOID TRIAL. This will be deemed an admission of guilt and a trial date will not be

☒ YOU MAY ELECT TO STAND TRIAL by sending your request in writing to the:

☐ District Court ☐ Agency/Municipality

in writing by 01/03/25 at 3409 RHODE ISLAND

MOUNT RAINIER MD 20712

DO NOT SEND PAYMENT OF FINE. The District Court will mail you a notice of your trial

location. AT TRIAL the Court may impose a fine up to the maximum allowed by statute p

☒ IN ADDITION CODE COMPLIANCE, MT. RAINIER

You may be ordered to abate this infraction or be assessed the costs for the abatement, as

well as a fine of up to \$1,000, plus court costs. Payment of the preset fine will not satisfy th

abatement action and an order of abatement may still be entered against you

☒ FAILING TO APPEAR OR PAY THE FINE MAY RESULT IN A WARRANT BEING ISS

YOUR ARREST.

☒ FAILING TO PAY THE FINE OR REQUEST A TRIAL DATE:

☒ will deem you liable for the fine assessed; the fine may be doubled and/or a judgment

affidavit may be entered against you including an order of abatement;

☒ you may be found guilty of a Code violation and the maximum fines, court costs, and

administrative expenses can be imposed.

☒ FAILURE TO APPEAR FOR A REQUESTED TRIAL DATE:

☒ the fine may be doubled and a judgment on affidavit entered against you;

☒ you may be found guilty of a Code violation and the maximum fines and costs can b

I solemnly affirm under the penalties of perjury, and based upon personal knowledge or the

affidavit, that the contents of this citation are true and that I am competent to testify on the

☐ The Defendant is not now in the military service, as defined in the Servicemembers Civ

CODE COMPLIANCE MT. RAINIER 3011

JESSE DAYAT

Sub-Agency ID No

DC-028 (Rev. 07/2023)

MUNICIPALITY/COURT COPY

COMPLETE THIS SECTION ON DELIVERY

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Registered Mail™

☐ Registered Mail Restricted

☐ Priority Mail Express®

☐ Insured Mail (over \$500)

☐ Insured Mail Restricted Delivery

2. Article Number (Transfer from service label)

9589 0710 5270 1856 7729 64

PS Form 3811, July 2020 PSN 7530-02-000-9063

Domestic Return Receipt

1. Article Addressed to:

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse

so that we can return the card to you.

■ Attach this card to the back of the mailpiece,

or on the front if space permits.

ARTScape Projects Inc.

250 Third Ave N STE 500

Minneapolis, MN 55401

ONLINE PAYMENT

IS NOW AVAILABLE

RETURNED
12/30/24

UNIFORM CIVIL CITATION

☐ WITNESS☐ RELATED CITATION →

2239927876

District Court of Maryland for

PRINCE GEORGES COUNTY

MOUNT RAINIER

002 COMPLAINT

County/Municipality/State of Maryland

vs

MOUNT RAINIER ARTIST LOFTS

Agency

Defendant's (Last) Name

First

Middle

Current Street Address

City

State

Apt. No.

City

State

Zip Code

DOB

Height

Weight

Sex

Race

Hair

Eyes

Telephone No. Day:

Telephone No. Night:

Based on ☒ personal knowledge of the undersigned officer ☐ the attached affidavit, the defendant is

charged with

CIVIL DISOBEDIENCE - 1-108. A

UNSUBSTANTiated OVERFLOWING DUMPSTER

at 2311 PRINCE ISLAND AVE. MOUNT RAINIER

Time

Date

Month

Day

Year

County, MD in violation

of: ☐ Md. Ann. Code ☐ Municipal Infraction/County Ordinance/Public Local Law/Local Code ☐ COMAR

Document/Article

Section

Sub Section

Paragraph

☒ Each day a violation continues is a separate infraction subject to an additional citation.

I sign my name as a receipt of a copy of this Citation and not as an admission of guilt. I will comply with the requirements set forth in this Citation.

☒ Defendant's Signature

INSTRUCTIONS

☒ YOU MUST APPEAR IN COURT. A notice of trial date will be mailed to you.☒ YOU MAY PAY A FINE OF \$ 100.00 by 03/10/24 to the District Court

Payment of the fine will not close this case if abatement action is pending.

☒ CODE COMPLAINT - CIVIL DISOBEDIENCE - 1-108. A

at 2311 PRINCE ISLAND AVE. MOUNT RAINIER

City, MD

State, MD

Zip Code, 20712

County, MD

Agency, Prince Georges County

Municipality, Mount Rainier

Date, 03/10/24

This will be deemed an admission of guilt and a trial date will not be set.

☒ YOU MAY ELECT TO STAND TRIAL. DO NOT SEND PAYMENT OF FINE. Notify 3/10/24

Code, CIVIL DISOBEDIENCE - 1-108. A

at 2311 PRINCE ISLAND AVE. MOUNT RAINIER

City, MD

State, MD

Zip Code, 20712

County, MD

Agency, Prince Georges County

Municipality, Mount Rainier

Date, 03/10/24

The District Court will mail you a notice of your trial date and location. AT TRIAL the Court may impose

a fine up to \$ 100.00 plus court costs.

☒ IN ADDITION, CODE COMPLAINT - CIVIL DISOBEDIENCE - 1-108. A

Agency, Prince Georges County

Municipality, Mount Rainier

Date, 03/10/24

You may be ordered to abate this infraction or be assessed the costs for the abatement, as well as a fine

of up to \$1,000, plus court costs. Payment of the preset fine will not satisfy the abatement action and an

Order of Abatement may still be entered against you.

☒ FAILING TO APPEAR OR PAY THE FINE MAY RESULT IN A WARRANT BEING ISSUED FOR

YOUR ARREST.

☒ FAILING TO PAY THE FINE OR REQUEST A TRIAL DATE: will deem you liable for the fine

assessed; the fine may be doubled and/or a judgment on affidavit may be entered against you

including an order of abatement.

☒ FAILURE TO APPEAR FOR A REQUESTED TRIAL DATE: the fine may be doubled and a

judgment on affidavit entered against you.

I solemnly affirm under the penalties of perjury, and based upon personal knowledge or the attached affidavit,

that the contents of this citation are true and that I am competent to testify on these matters. The defendant is

not now in the military service, as defined in the Servicemembers Civil Relief Act.

Signature

Date

Officer's Printed Name

I.D. No.

Agency

Sub-Agency

Photo

DC 28 (Rev. 1/2011) Print Date (1/2011)

MUNICIPALITY/COURT CLERK



2247057069

UNIFORM CIVIL CITATION

☐ WITNESS☐ RELATED CASE # / CITATION(S) ☐

District Court of Maryland for

PRINCE GEORGES COUNTY

3409 PRINCE ISLAND AVE.

MOUNT RAINIER MD 20712 CODE COMPLAINTS DEPARTMENT

County/Municipality/Office of Maryland

vs. MOUNT RAINIER

ARIST LOFTS APARTMENTS

3411 PRINCE ISLAND AVE.

Agency

Defendant's (Last) Name

PRINCE ISLAND AVE.

Middle

Current Street Address

City

State

Zip

20712

DOB

Height

Weight

Sex

Race

Hair

Eyes

Telephone No. Day/night

E-mail

Based on ☒ personal knowledge of the undersigned officer ☐ the attached affidavit, the Defendant is

charged with

FAILURE TO REMAIN ENCLOSED FROM SIDEWALK

at 3411 PRINCE ISLAND AVE. at 4:00 PM on 1/13/2023

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UNIFORM CIVIL CITATION

☐ WITNESS

☐ RELATED CASE # / CITATION(S) **1**

District Court of Maryland for

3409 RHODE ISLAND AVE

vs. DUBOSE

3311 RHODE ISLAND AVE

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☐ WITNESS





Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

NOTICE OF VIOLATION

January 30, 2024

ARTSPACE MOUNT RAINIER, LP
Mt. Rainier Artist Lofts
3311 Rhode Island Avenue,
Mount Rainier, MD 20712

Dear Business owner(s),

On January 30, 2024, City of Mount Rainier, Code Compliance Division Office received a call from tenants regarding the process of tub reglazing activity in the apartment unit(s) resulting a strong noxious fume smell on the entire floor units. During the walkthrough inspection, the Code Compliance officer of Mount Rainier found the following violation.

Code Violations and Definitions

Corrective Order

Noxious fume smell (entire floor area)
2018 IPMC 403.4 - Ventilation. Process ventilation.

403.4 Process ventilation. Were injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. ***Air shall be exhausted to the exterior and not be recirculated to any space.***

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call or email me, Monday - Friday, and between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

John David Lledo | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240-825-5059 | jlledo@mountrainiermd.org | <http://www.mountrainiermd.org>

*Source: 2018 INTERNATIONAL PROPERTY
MAINTENANCE CODE



CODE OF ORDINANCES
MOUNT RAINIER, MARYLAND



CODE OF ORDINANCES
PRINCE GEORGE'S COUNTY





Code Compliance Division

Ce 24-77

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

NOTICE OF VIOLATION

January 04, 2024

ARTSPACE MOUNT RAINIER L P

Mount Rainier Artist Lofts

3311 Rhode Island Ave.,

Mount Rainier MD 20712

Dear Property owner(s),

On January 03, 2023, the Code Compliance office received a concern from one of the tenants of Mount Rainier Artist Lofts Apartments regarding an inoperable elevator.

See list of code violations and definitions, and the corrective order below.

Code Violations and Definitions

Corrective Order

Inoperable Elevator.

Replace or fix the inoperable elevator.

2018 IPMC Section 606.1 – Elevators, Escalators, and Dumbwaiters. *General.*

Elevators, dumbwaiters, and escalators shall

be maintained in compliance with ASME A17.1.

The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

2018 IPMC Section 606.2 – Elevators.

In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Submit proof of action taken to resolve the matter to Code Compliance office within 10 days from the time of the initial communication regarding the matter.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call or email me, Monday - Friday, and between the hours of 9am – 5pm.



Code Compliance Department

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

Inspection Report

0824-947

January 02, 2024

Mount Rainier Artist Lofts Apartments

Attention: Jacqueline DuBose-Graham, Area VP, River View Companies
3311 Rhode Island Ave.,
Mount Rainier, MD 20712

Dear Property manager/s,

On December 17, 2024, in a collaborated effort between the Maryland Department of Housing and Community Development and the City of Mount Rainier, the **Mount Rainier Artist Lofts Apartment** located at 3311 Rhode Island Ave., Mount Rainier, MD 20712 was inspected. The Code Compliance officers of Mount Rainier found the following violations.

Code Violations and Definitions

Corrective Order

Apartment #108

Obstructed passageway – general passageways.

2018 IMPC Section [F]702.2 – *Aisles*. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

Clear from obstructions all the general passageways to exit way.

Apartment #204

Signs of poor air circulation – vents discoloration.

2018 IPMC Section 607.1 – Duct System. General. Required function. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

Determine the cause and fix the issue.

Apartment #302

Extreme Unsanitary Housekeeping.

2018 IPMC Section 305.1 – Interior Structure. General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition.

Outdated and altered smoke detector.

2018 IPMC Section 704.2 – Fire Protection System. Smoke alarms. *Standards*. Fire protection systems shall be inspected, tested, and maintained in accordance with the referenced standards.

Replace altered smoke detector or install a new 10-year smoke detector.

Apartment #B03

HVAC clearance – accumulation of combustible materials.

2018 IPMC Section 603.3 – Mechanical Equipment, clearances. *Clearances*. Required clearances for combustible materials shall be maintained.

Remove the combustible materials and create a 3feet clearance around the mechanical equipment HVAC.

Common Areas of the Building.

Non-weather tight, air drafting door frames.

2018 IPMC Section 703.3.1 – Fire blocking and draft stopping. Required fire blocking and draft stopping in combustible concealed spaces.

Replace or install fire blocking and draft stopping weather strips.

The Code Compliance inspectors will conduct a reinspection of the apartments 30 days from the initial inspection.

Failure to comply with this notice can result in municipal infraction, fines, fees, penalties, and court appearance.

If you have any questions or concerns, please call or email me, Monday - Friday, between 9 am - 5 pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Mount Rainier Code of Ordinances



2018 International Property Management Code

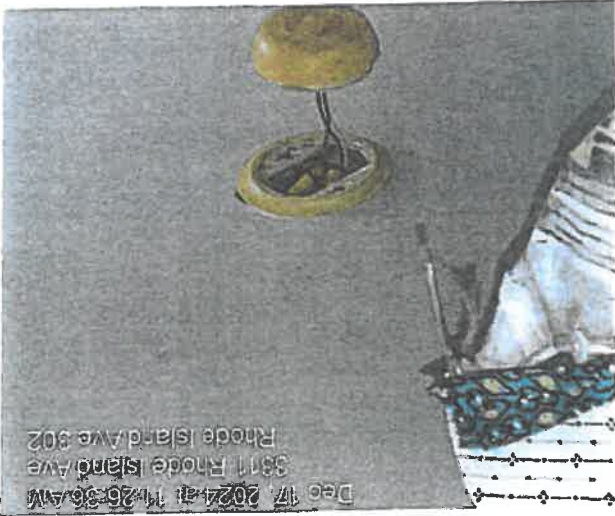
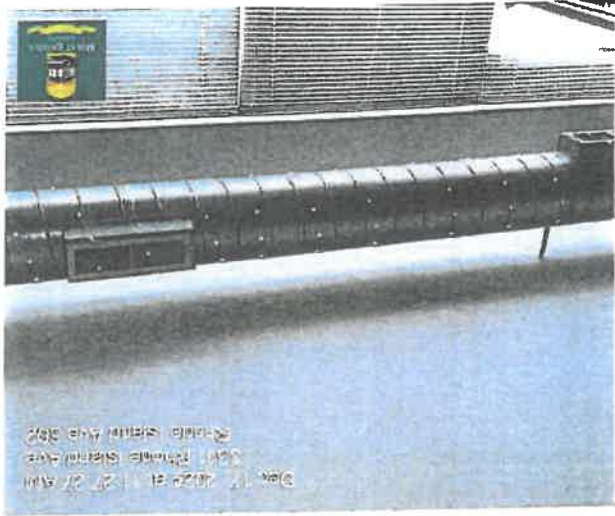
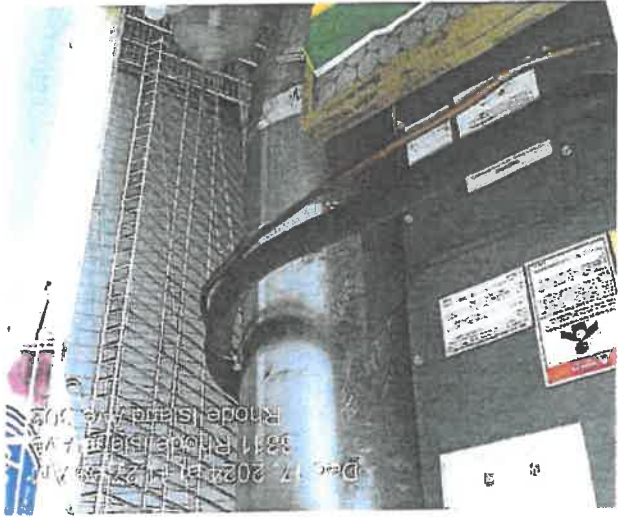


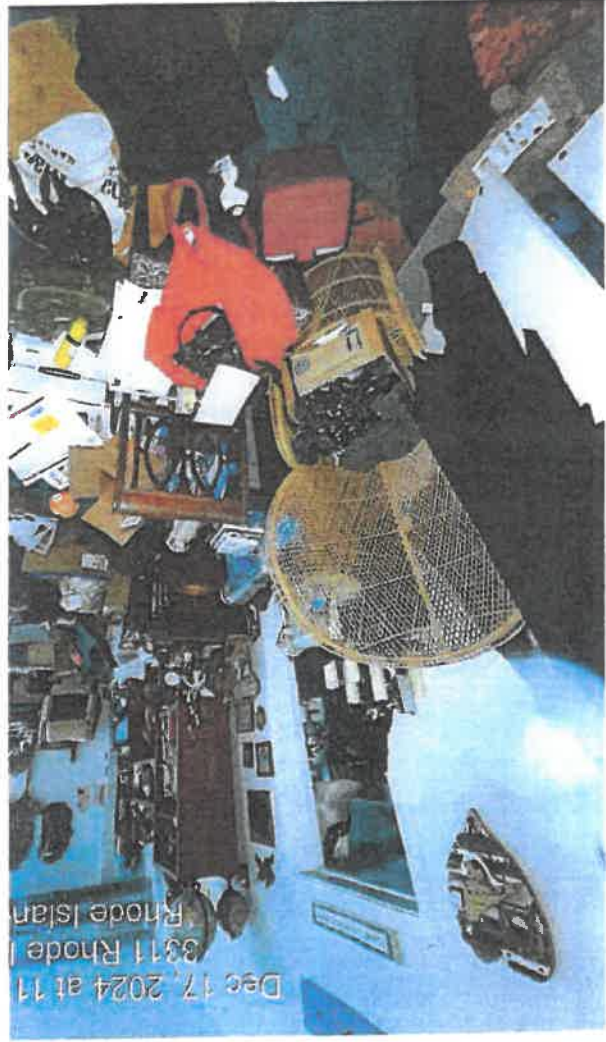
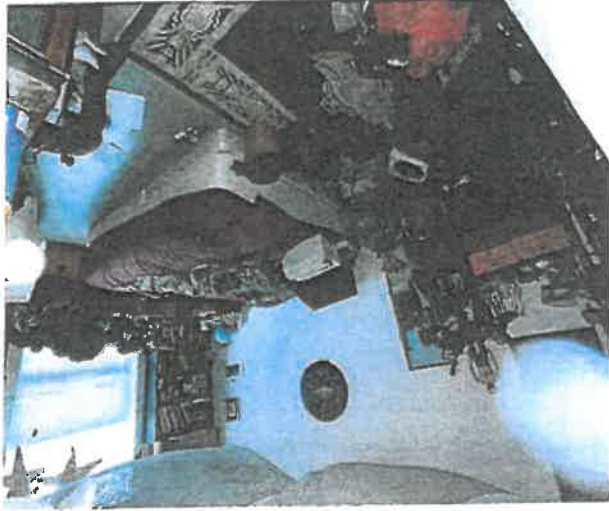
Prince George's Code of Ordinances

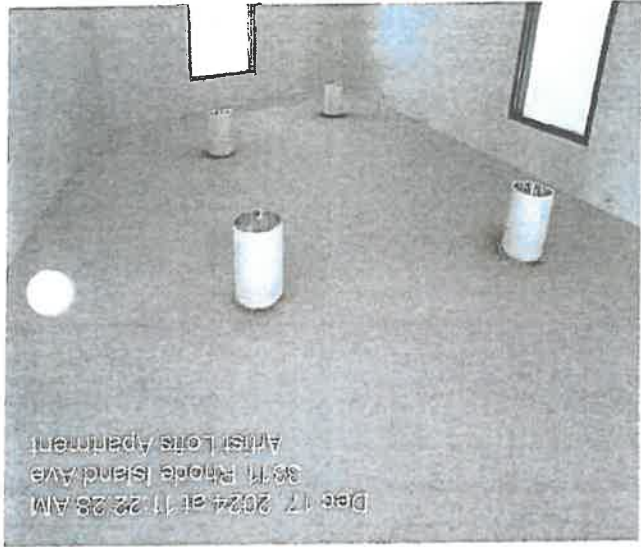


Dec 17, 2024 at 11:12:39 AM
3311 Rhode Island Ave
Artist Lofts Apartments 2024

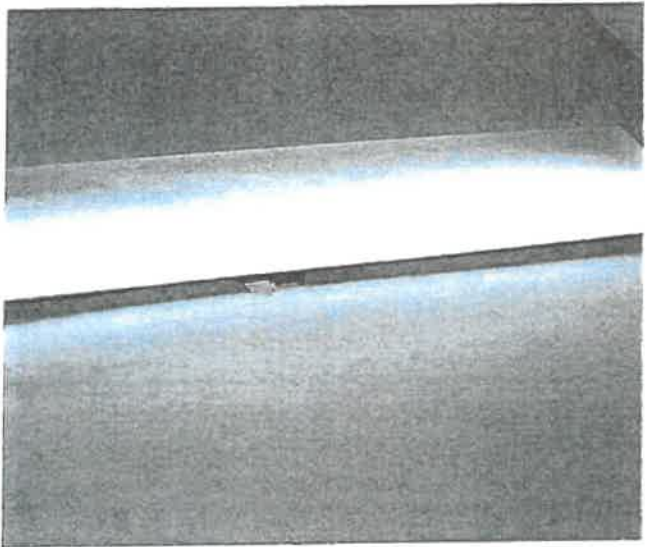




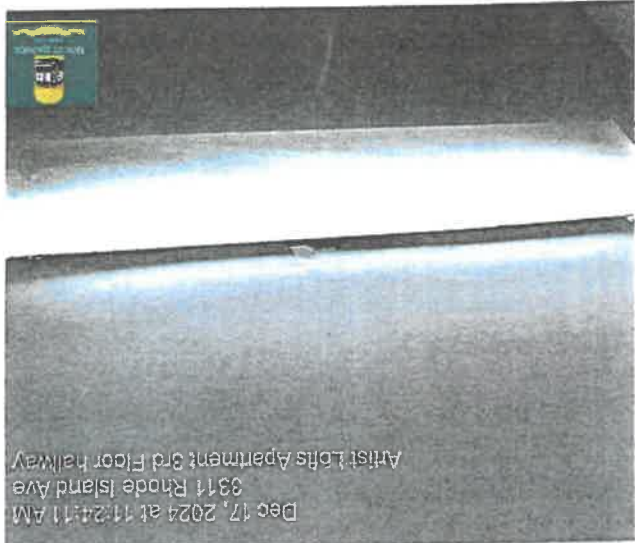
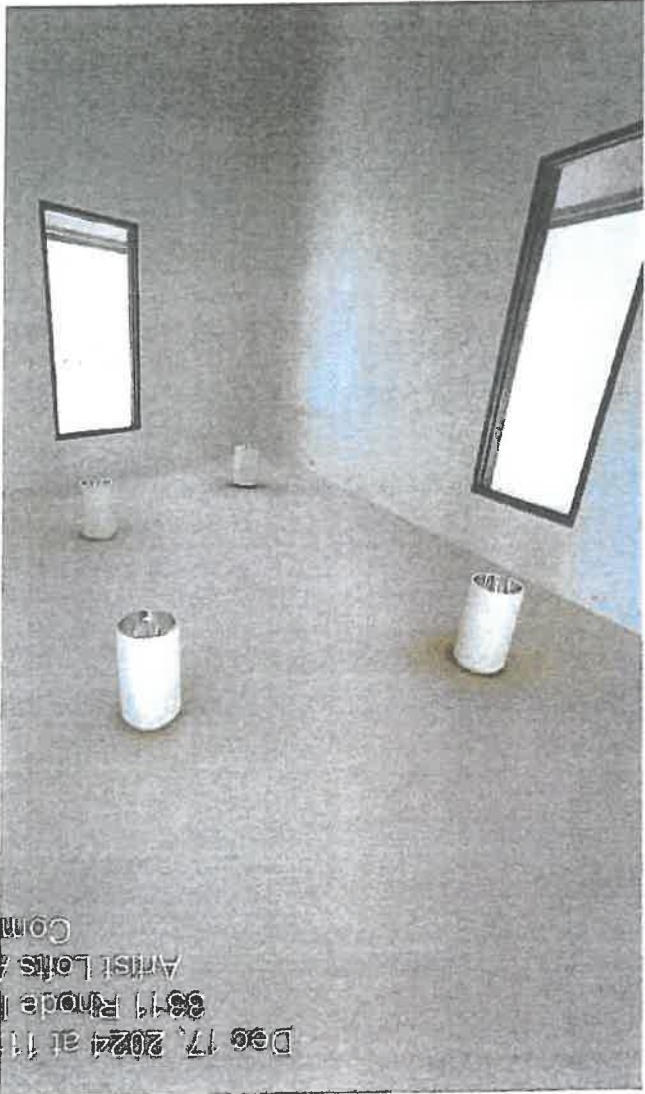




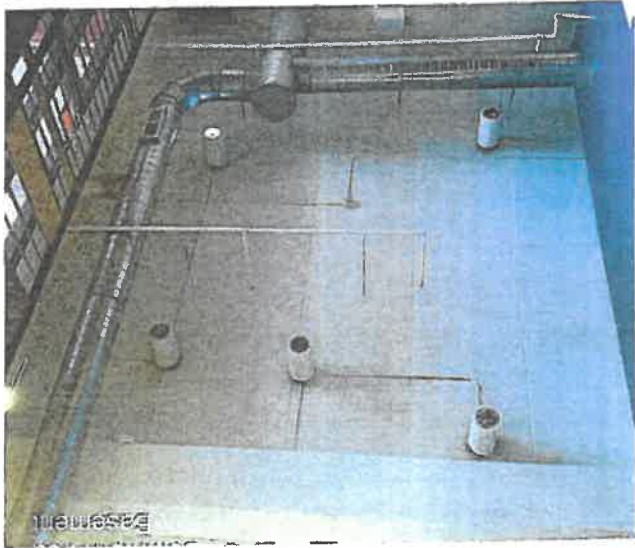
Dec 17, 2024 at 11:22:28 AM
3311 Rhode Island Ave
Artist Lofts Apartment



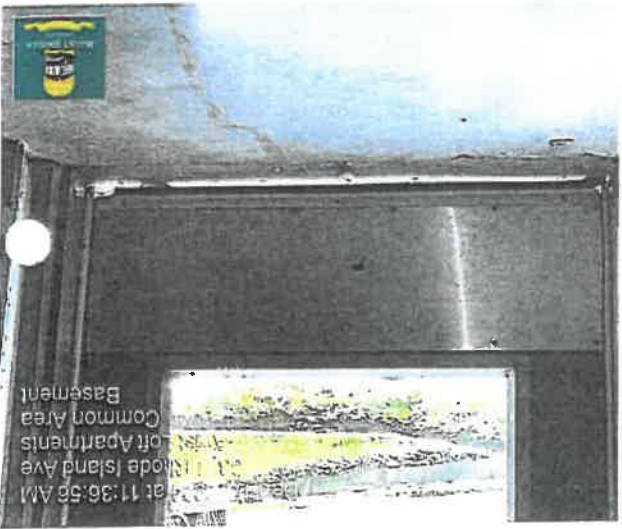
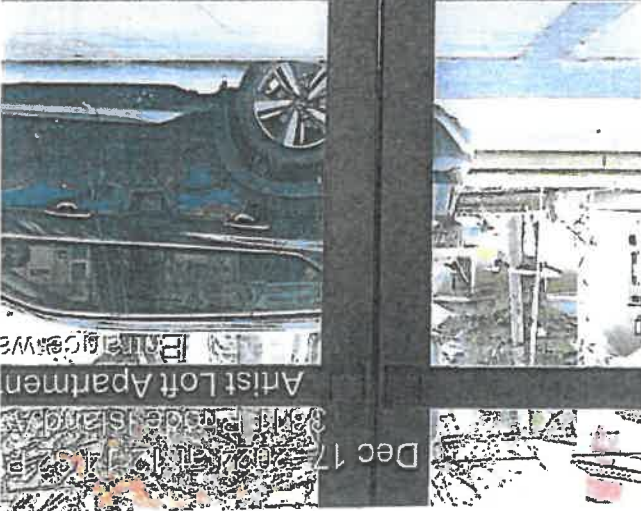
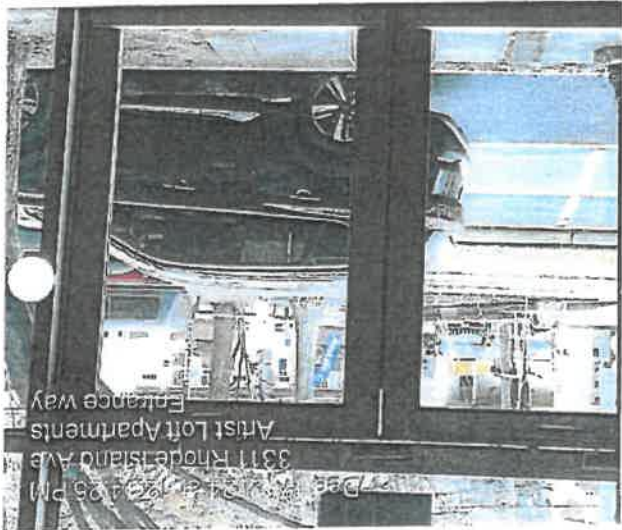
Dec 17, 2024 at 11:22:28 AM
3311 Rhode Island Ave
Artist Lofts Apartment
Comm

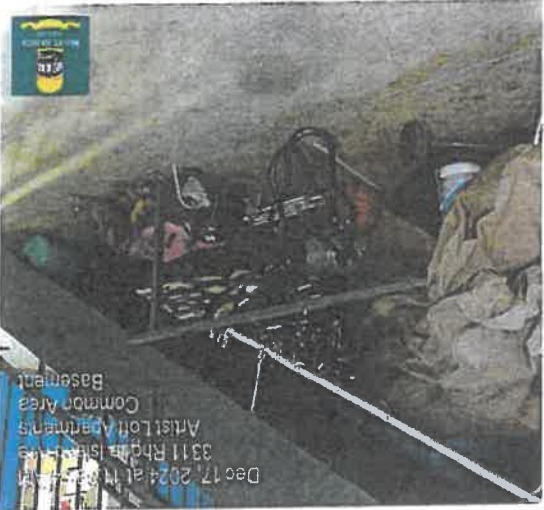
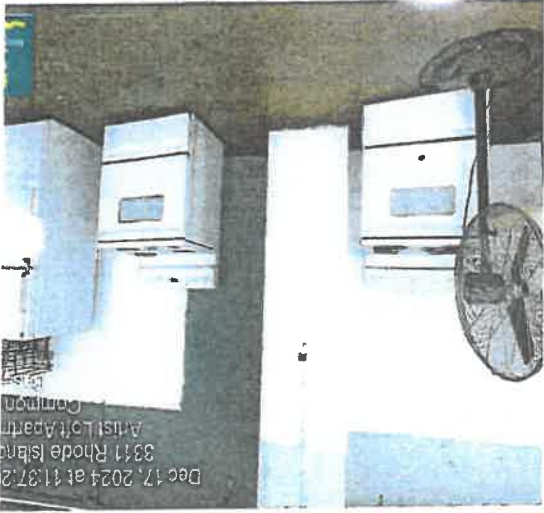


Dec 17, 2024 at 11:24:11 AM
3311 Rhode Island Ave
Artist Lofts Apartment 3rd Floor hallway



Basement







Code Compliance Department

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

024-922

Walkthrough Inspection

November 01, 2024

Mount Rainier Artspace Lofts

Attn: Jacqueline Dubose

3311 Rhode Island Ave.,

Mount Rainier MD 20712

Contact#: 954-650-5077

Dear Property Manager,

On November 01, 2024, during a city walkthrough, the property located at the address mentioned above, the Code Compliance officers of Mount Rainier found the following violations.

Code Violations and Definitions

Corrective Order

Uncollected Excessive Trash Accumulation.

City Ordinance Section 11-108.A. – REFUSE COLLECTION. Regular trash collection from businesses. Businesses in commercial and industrial properties are responsible for arranging to have their trash and refuse collected on a regular basis no less frequently than once each week, and shall not allow its refuse containers, dumpsters, or other trash receptacles to overflow.

Properly dispose of excessive trash/refuse accumulation.

Dispose of trash on a regular basis no less frequently than once each week.
Do not allow trash to overflow before the dumpster is collected.

City Ordinance Section 11-108.D. – REFUSE COLLECTION. Regular trash collection from businesses. *Penalty.* Any violation of this section shall be a municipal infraction with a fine of one hundred dollars (\$100.00) for the first offense and five hundred dollars (\$500.00) for repeat offenses within a one (1) year period. Each day that a violation continues shall be deemed a separate offense. (Ord 1-2005, 01/18/2005)

Failure to comply with this notice before November 08, 2024, can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call or email me, Monday - Friday, 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*

City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712

Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



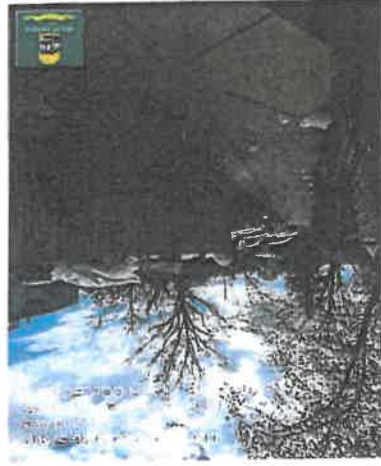
Mount Rainier Code of Ordinances



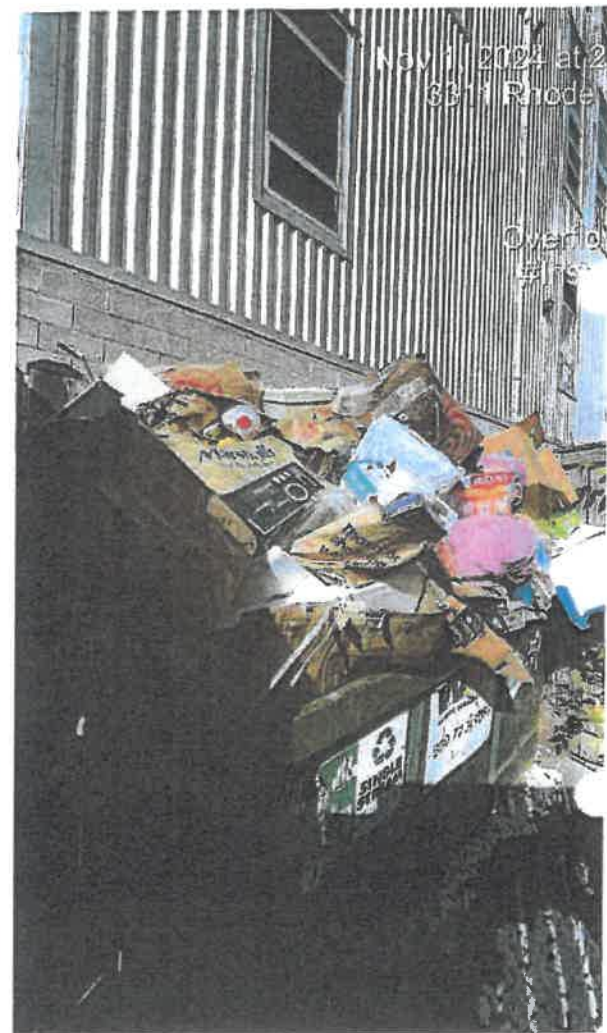
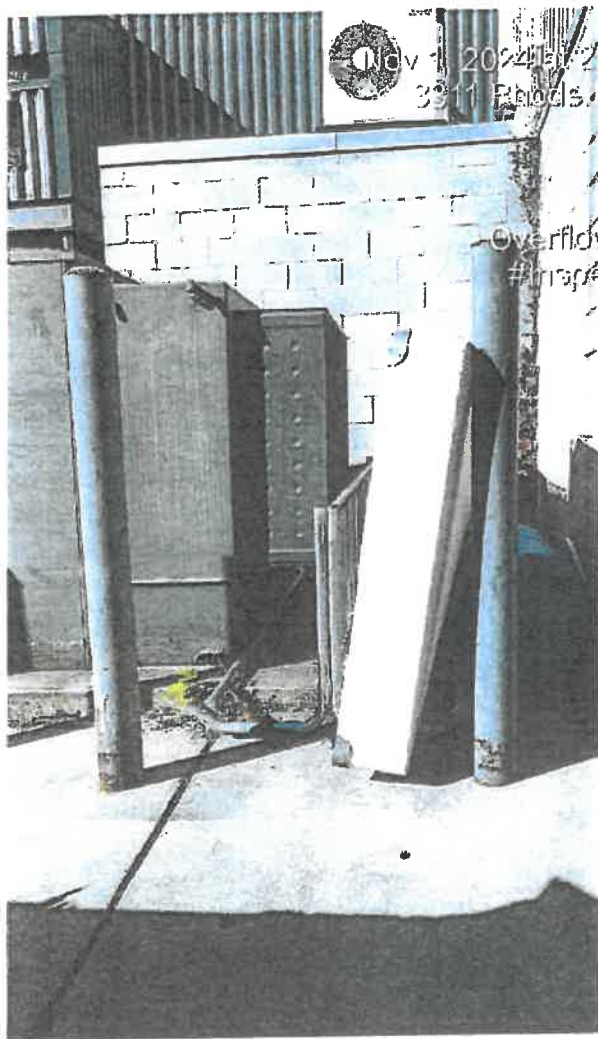
2018 International Property Management Code



Prince George's Code of Ordinances









Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

NOTICE OF VIOLATIONS

February 06, 2024

Mount Rainier Artist Lofts

Deborah Fields, Regional Property Manager
3311 Rhode Island Ave.,
Mount Rainier MD 20712

Dear Property owner(s),

On February 04, 2024, the Code Compliance Division office received a report regarding an unauthorized use of public trash receptacles located between 3233 - 3237 Rhode Island Ave., Mount Rainier MD 20712. The Code Compliance officers of Mount Rainier found the following violations.

Code Violations and Definitions

Corrective Order

Uncollected Overflowing Dumpster

Collect trash on a regular basis no less frequently than once each week.
Do not allow trash to overflow before the dumpster is collected.

Section 11-108.A – Regular trash collection from businesses.

Businesses in commercial and industrial properties are responsible for arranging to have their trash and refuse collected on a regular basis no less frequently than once each week, and shall not allow its refuse containers, dumpsters, or other trash receptacles to overflow.

Section 11-108.D – Regular trash collection from businesses.

Penalty. Any violation of this section shall be a municipal infraction with a fine of one hundred dollars (\$100.00) for the first offense and five hundred dollars (\$500.00) for repeat offenses within a one (1) year period. Each day that a violation continues shall be deemed a separate offense.

(Ord 1-2005, 01/18/2005)

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call or email me, Monday - Friday, and between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*

City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712

Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>

*Source: CODE OF ORDINANCES MOUNT RAINIER MARYLAND, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

NOTICE OF VIOLATION

May 10, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, 3311 Rhode Island Ave., Mount Rainier MD 20712

Violations:

1. Elevator accessibility compliance
 2. ADA and Local Accessibility Requirements
- IMPC Ch.6 Sec.606.1, Sec.606.2 -**
Elevators, Escalators, Dumbwaiters
ADAAG Ch.4 Sec.407 - Accessible Routes
ADAAG Ch.2 Sec.206.2.3 - Scoping
Requirements

CHAPTER 3A - STANDARDS FOR PROPERTY MAINTENANCE

Section 3A-101. - Title.

This chapter shall be known as the Property Maintenance Code for the City of Mount Rainier.

Section 3A-102. - Purpose and policy.

- A. The health, welfare, and safety of the citizens and residents of Mount Rainier need to be protected from the ill effects of poor property maintenance and all the ramifications arising therefrom. Further, the value of property within the corporate limits of the City of Mount Rainier needs to be protected from said ill effects and ramifications.
- B. Thus, the City of Mount Rainier herein establishes the minimum requirements for initial and continued occupancy of nonresidential and rental residential buildings, and does not replace or modify requirements otherwise established for the construction, repair, alteration, or use of buildings, equipment, or facilities, except as expressly provided in this chapter.
- C. In addition, the City of Mount Rainier herein establishes the minimum requirements for the maintenance of owner occupied residential property and vacant property.
- D. The Mayor and City Council set out the following policy guidelines for Code Compliance so that City Staff may prioritize the workload and concentrate efforts on enforcement issues accordingly:

1. Top priority concerns for Code Compliance staff shall be health and safety threats, which are defined as those that are a potential threat to life, source of disease, source of criminal activity, or structural problem that if left unresolved would threaten the health and safety of residents, visitors, or the broader community. If these conditions are an imminent threat, the requirement for issuance of a Notice of Violation may be suspended, a Violation Citation issued, or mitigation initiated.
2. Vacant properties shall be a high priority.

Confirmation Services	Package ID: 9489009000276379643554 Destination ZIP Code: 55401 Customer Reference: Recipient: <u>Artspace Projects Inc</u> Address: <u>250 Third Ave N Ste 500</u> <u>Minneapolis MN 55401</u>	Electronic Certified First Class Letter PBP Account #: 22892210 Serial #: 0366556 MAY 10 2023 4:39 PM
9489 0090 0027 6379 6435 54		

3. Unlicensed and noncompliant rental properties should be pursued as a top priority to bring them into Code Compliance.
 4. The public right-of-way shall be a priority and be free of obstructions or conditions that endanger public health and safety or free passage on public sidewalks, including for example obstructing vegetation and hazardous ice.
 5. Code Compliance, Police, and Public Works Departments shall cooperate as a team to bring properties into compliance with the City Code.
 6. Code Compliance staff should be certified and participate in training as necessary to efficiently and competently bring properties into compliance with the City Code.
 7. Code Compliance staff shall strive to assist residents and property owners to eliminate Code Violations.
- (Ord. No. 06-2021, § 2, 5/4/21)

CHAPTER 3A - STANDARDS FOR PROPERTY MAINTENANCE

Section 3A-108. - *Violations and penalties.*

A. Notice of violation.

1. Any person who violates any provision of this chapter or any provision of any rule or regulation adopted by the Mayor and City Council, or its designee, pursuant to the authority granted by this chapter shall be issued a notice of violation pursuant to Section 3A-107. In the event that he/she fails to fully correct the violation(s) within the time set forth in the notice, a citation for a municipal infraction shall be issued to him/her in accordance with the provisions of Article 23A, Section 3(b) of the Annotated Code of Maryland, and Chapter 16, Violations of Ordinance—Misdemeanors and Municipal Infractions (Procedure).
 2. If a person has been previously cited or properly served notice of an alleged violation for the same municipal infraction under the same code section within a 6 month period, the requirement of a correction order and reasonable time for compliance as described in section 3A-107 may be waived and a citation for a municipal infraction may be immediately issued as provided for under this chapter, Article 23A of the Annotated Code of Maryland, and Chapter 16, Violations of Ordinance—Misdemeanors and Municipal Infractions (Procedures). (Ord. 16-98, 6/16/98)3.
- The City Manager or his or her designee may provide extensions to allow for compliance in cases where the resident, business, or property owner is attempting in good faith to correct a Code Violation.

B. Fines.

1. The amount of the fine for a municipal citation issued for a violation of this chapter shall be as follows:
The fine for each initial offense for owner-occupied residential properties shall be fifty dollars (\$50.00) and for each additional thirty (30) days that the offense exists one hundred dollars (\$100.00).
The fine for each initial offense for rental properties and nonresidential properties shall be one hundred dollars (\$100.00) and for each additional thirty (30) days that the offense continues to exist two hundred dollars (\$200.00).
2. If the violation poses or has posed a clean and imminent danger to health, safety, or welfare or a substantial hardship to the occupant of the property, the violation shall carry a five hundred dollar (\$500.00) fine.

C. Civil Enforcement.

1. Without limitation or election of any other available remedy, including the issuance of

a municipal infraction citation(s) under this section, the City may apply to a court of competent jurisdiction for an order of abatement or an injunction enjoining any person from violating this chapter.

2. The City also may bring suit to collect all costs, assessments or liens imposed or incurred by the City in taking any emergency or other action authorized by this chapter.
3. The City may take such other legal action as is necessary to carry out the terms and provisions of this chapter.

D. Liens.

A lien may be created on real property for monies expended by the City for the abatement of violations of this chapter where the responsible party refuses or fails to comply with the lawful order of the City after due notice thereof. The amount of such lien shall be collected and enforced by the Prince George's County Director of Finance in the same manner as other City taxes on real property.
(Ord. No. 06-2021, § 5, 5/4/21)

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (301) 832-8304, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,



Jesse Dayrit | *Inspector* | **Code Compliance Officer**
City of Mount Rainier | 3409 Rhode Island Avenue, Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org/>



CE 23 42

Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

NOTICE OF VIOLATION

May 4, 2023

ARTIST LOFT APARTMENTS
Gradford, Shante, PROPERTY MANAGER
3311 Rhode Island Ave., Mount Rainier MD 20712

Violations:

1. Elevator accessibility compliance
IMPC Ch.6 Sec.606.1, Sec.606.2 -
Elevators, Escalators, Dumbwaiters
2. ADA and Local Accessibility Requirements
ADAAG Ch.4 Sec.407 - Accessible Routes
ADAAG Ch.2 Sec.206.2.3 - Scoping
Requirements

When examining ADA elevator requirements, it is important to understand that the ADA is a federal law that applies throughout the United States. The ADA, enacted in 1990, prohibits discrimination against people with disabilities. Title III of the ADA specifically prohibits discrimination by private entities that operate as places of public accommodation, and all newly constructed or altered places of public accommodation and commercial facilities must comply with the ADA.

There are also rules implementing the ADA, the 2010 Standards for Accessible Design (2010 Standards) which incorporate the 2004 ADA Accessibility Guidelines (ADAAG) of the U.S. Access Board, the federal agency charged with developing accessibility guidelines. ADAAG contains scoping and technical requirements for new construction and alterations, including requirements for elevators.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (301) 832-8304, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Jesse Dayrit | Inspector | Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue, Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountainrainiermd.org | <http://www.mountainrainiermd.org>

Confirmation Services	Package ID: 9489009000276123227986 Destination ZIP Code: 20712 Customer Reference: Recipient: <u>Shante Gradford - Artist Loft</u> Address: <u>3311 Rhode Island Ave</u> <u>Mount Rainier, MD 20712</u>	Electronic Certified First Class Letter PBP Account #: 22892210 Serial #: 0366556 MAY 04 2023 4:02 PM
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NOTE:

~~It is the responsibility~~ of the owner to ensure that this equipment is maintained and operating safely in compliance with the applicable safety codes and regulations. This certificate may be revoked at any time by the Commissioner of Labor and Industry for failure to comply with Public Safety Article, Section 12, Subtitle 8 & 9 Annotated Code of Maryland.

ATTN: Mel C. Davis, Property Mgr
Mount Rainier Community Housing
3311 Rhode Island Ave
Mount Rainier, MD 20712

CERTIFICATE OF REGISTRATION & INSPECTION

LARRY HOGAN, Governor
BOYD K. RUTHERFORD, Lt. Governor



Mount Rainier Community Housing
3311 Rhode Island Ave
Mount Rainier, MD 20712-2058

ELEVATOR UNIT

REGISTRATION NO: PG3078

CLASS: Passenger (P)

CAPACITY: 3500

VALID UNTIL: 08-25-2023

In case of emergency, press  located on elevator panel.

In accordance with Public Safety Article §12-811, this certificate is issued by:

R. Kaese Dillman

R. Kaese Dillman, Chief Elevator Inspector

To report accidents, contact:
Division of Labor and Industry
Safety Inspection Unit
410-767-2990

www.dlr.maryland.gov/labor/safety



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 5, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, 3311 Rhode Island Ave., Mount Rainier MD 20712

Interior Code Violations:

1. Missing outlet cover – common area
2. Non-illuminated EXIT signs – common area
3. Overloaded Power Outlet – common area

2018 IPMC 605.2 – Receptacles (faceplates)

OSHA 1910.37(b)(1) – Exit, Fire & Emergency Signs

2018 IRC E3603.3 – Overload Protection

Exterior Code Violations:

1. Debris accumulation
2. Outside building Illumination
 - Tree must be trimmed to illuminate the parking area.

Section 6-111. – Trash or waste material and dumpster use

CHAPTER 3A – Standards for Property Maintenance

Section 304(G) – Exterior Structure

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to Email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Jesse Dayrit | Inspector | Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue, Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountainrainiermd.org/>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 5, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, 3311 Rhode Island Ave., Mount Rainier MD 20712

Interior Code Violations:

1. Missing outlet cover – common area
2. Non-illuminated EXIT signs – common area
3. Overloaded Power Outlet – common area

2018 IPMC 605.2 – Receptacles (faceplates)

OSHA 1910.37(b)(1) – Exit, Fire & Emergency Signs

2018 IRC E3603.3 – Overload Protection

Exterior Code Violations:

1. Debris accumulation
2. Outside building Illumination

Section 6-111. – Trash or waste material and dumpster use

CHAPTER 3A – Standards for Property Maintenance

Section 304(G) – Exterior Structure

Trimming the tree branches, not to obstruct exterior lights, provides safety for tenants with a proper lighted parking area.

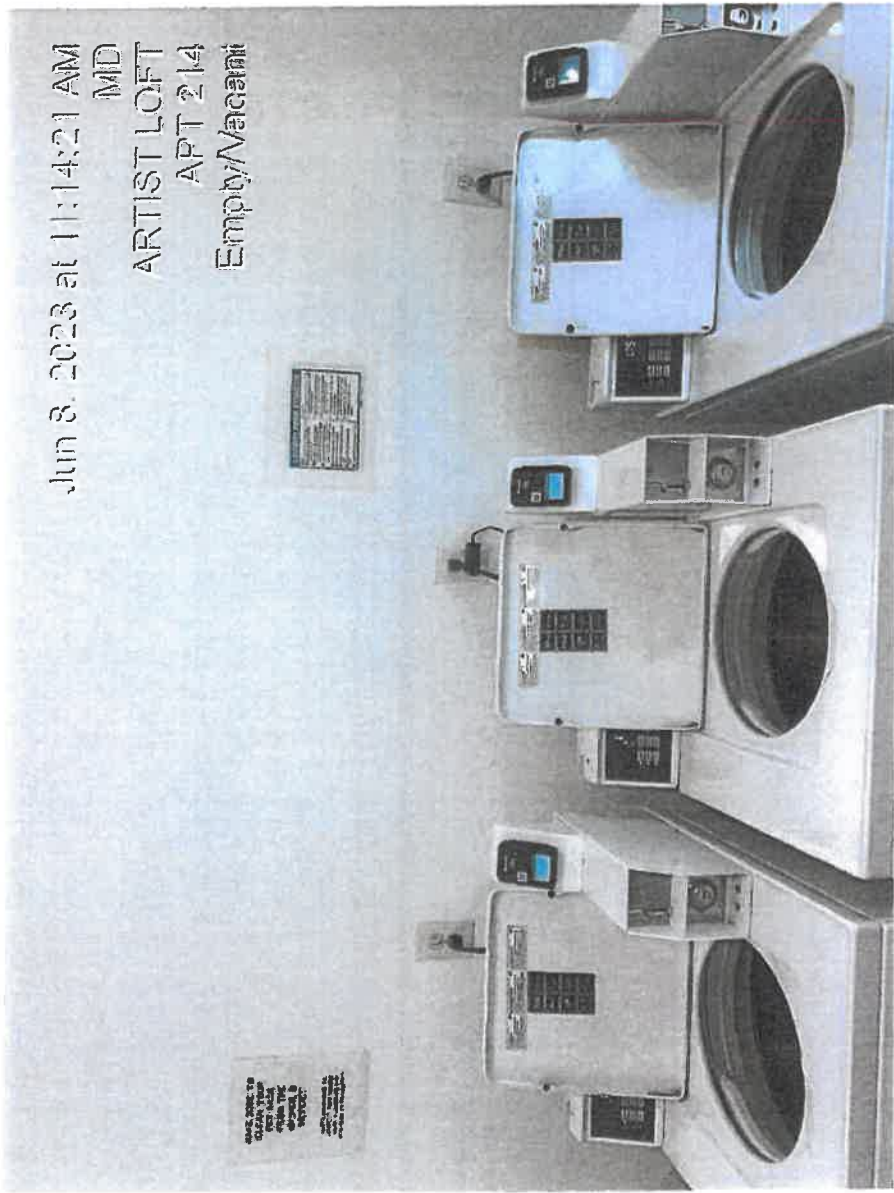
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If you have any questions or concerns, feel free to Email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Jesse Dayrit | *Inspector* | Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue, Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org/>





Code Compliance Division

CE 23-181

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #208
Mount Rainier, MD 20712

Violations:

1. VACANT

The Artist Loft
3311 Rhode Island Avenue
Mount Rainier, MD 20712

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division *CE23-176*

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #303
Mount Rainier, MD 20712

Violations:

Interior: 1. Insect screen IPMC 304.14 Insect screen

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE 23-171

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #B01
Mount Rainier, MD 20712

Violations:

Interior:

- | | |
|--|-------------------------------|
| 1. Tables close to HVAC | IPMC 504.2 Fixture clearances |
| 2. Mice | IPMC 309.1 Infestation |
| 3. Glaze tub | IPMC 305.3 Interior surfaces |
| 4. Cracked Wall; living room & bedroom | IPMC 305.3 Interior surfaces |
| 5. Torn screen; living & bedroom | IPMC 304.14 Insect screens |
| 6. Holes behind baseboard | IPMC 305.3 Interior surfaces |
| 7. Flaking paint in bedroom | IPMC 305.3 Interior surfaces |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division *CE13-173*

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #B03
Mount Rainier, MD 20712

Violations: Interior:

- | | |
|--------------------------------------|--------------------------------------|
| 1. Crack in ceiling in bedroom | IPMC 305.3 Interior surfaces |
| 2. HVAC has accumulation of deposits | IPMC 504.2 fixture clearances |
| 3. Faceplate in kitchen broke | IMPC 604.3 electrical system hazards |
| 4. Wall damage | IMPC 305.3 Interior surfaces |
| 5. Structural damage on floor | IMPC 305.3 Interior surfaces |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division *CE23-175*

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #301
Mount Rainier, MD 20712

Violations:

Interior:

- | | |
|--------------------------------------|----------------------------------|
| 1. Crack in ceiling in bedroom | IPMC 305.3 Interior surfaces |
| 2. HVAC has accumulation of deposits | IPMC 504.2 Fixture clearances |
| 3. Crack in wall; living and bedroom | IMPC 305.3 Interior surfaces |
| 4. Crack in ceiling | IMPC 305.3 Interior surfaces |
| 5. Kitchen floor buckling | IMPC 305.1.1.2 Unsafe conditions |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-172

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #B02
Mount Rainier, MD 20712

Violations:

Interior:

1. Glaze tub

IPMC 305.3 Interior surfaces

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am -- 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

CE23-182

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #209
Mount Rainier, MD 20712

Violations:

Interior:

- | | |
|---------------------------------------|------------------------------|
| 1. Unfinished painting in living room | IPMC 305.3 Interior surfaces |
| 2. Kitchen water pressure | IPMC |
| 3. 3 Insect screens | IMPC 304.14 Insect screen |
| 4. Wall damage in living and bedroom | IMPC 305.3 Interior surfaces |
| 5. Housekeeping | IMPC |

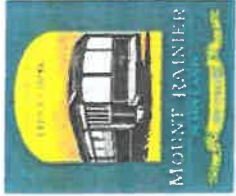
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 210, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. NO ENTRY TO APARTMENT **2018 IPMC [A] 104.3** – Right of Entry

Due to failure to comply with entry for the inspectors, the City of Mount Rainier is not responsible for any compliance issues located at:

The Artist Loft
3311 Rhode Island Avenue, Apt.210,
Mount Rainier, MD 20712

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

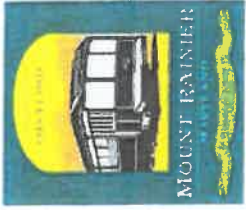
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT214, 3311 Rhode Island Ave., Mount Rainier MD 20712

Apartment #214, on the day of the inspection, was undergoing renovations/rehabilitations.

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, Laundry Room, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Missing GFCI – laundry room **2018 IPMC 605.2 – Receptacles**

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

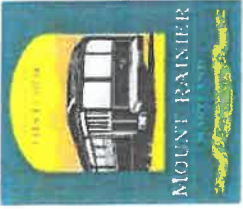
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, **APT218**, 3311 Rhode Island Ave., Mount Rainier MD 20712

Apartment #218, on the day of the inspection, was undergoing renovations/rehabilitations.

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 201, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Hot water supply leaking **2018 IPMC 504.1** – General. Plumbing fixtures
2. Cracks on ceiling **Section 3A-101** – Property Maintenance Code
3. Damaged wall **Section 3A-101** – Property Maintenance Code

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

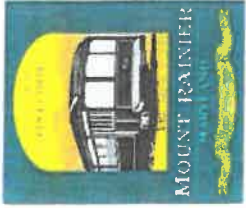
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT202, 3311 Rhode Island Ave., Mount Rainier MD 20712

Apartment #202, on the day of the inspection, was undergoing renovations/rehabilitations.

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 203, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Missing Window insect screen
**Section 3A-101 – Property Maintenance Code
IPMC Chapter 3, Section 304.14 – Insect screens**
2. Cracks on ceiling
**Section 3A-101 – Property Maintenance Code
2018 IPMC 603.3 – Mechanical Equipment:
Clearances**
3. HVAC Debris Accumulation
**Section 3A-102.(A) – Purpose and policy.
The health, welfare, and safety of residents.**
4. Housekeeping – untidiness

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

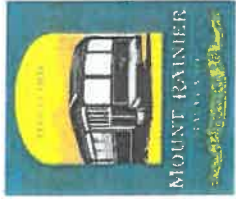
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 204, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Missing Window Blinds **Section 3A-101 – Property Maintenance Code**
2. Stove heating filament – dislodged **Section 3A-101 – Property Maintenance Code**
3. Trip Hazard – entrance way **ADA Chapter 3 – Building Blocks Ground Section 302. – Floor or Surfaces**

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

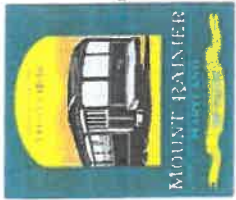
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 205, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. HVAC Debris Accumulation **2018 IPMC 603.3 – Mechanical Equipment: Clearances**
2. Hole on the Wall **Section 3A-101 – Property Maintenance Code**
3. Bathtub glazing **Section 3A-101 – Property Maintenance Code**
4. Wall Flaking Paint **Section 3A-101 – Property Maintenance Code**

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

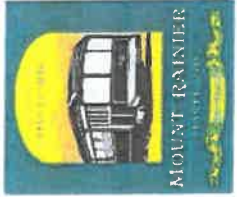
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 206, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Ceiling flaking paint

Section 305.3 – Interior Surfaces

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 207, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Signs of mice movement

Section 308.1 – Infestation

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Please send a copy of pest control invoice to Code Compliance Division office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

CEC3-123

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #211
Mount Rainier, MD 20712

Violations:

Interior:

1. Flaking Paint in closet and bedroom IMPC: 305.3 Interior surfaces
2. Electrical plate covers in bedroom IMPC: 604.3 Electrical system hazards
3. Window screens IMPC: 304.14 Insect screens

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 213, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Crack on Wall

Section 3A-101 – Property Maintenance Code

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 215, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Low water pressure
2. Bathtub glazing
3. Receptacle face cover missing -- bedroom

2018 IPMC Sec. 505.4 – Water heating facilities.
Section 3A-101 – Property Maintenance Code
2018 IPMC 604.3 – Electrical System Hazards

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

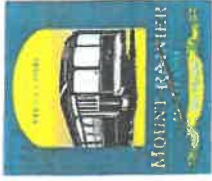
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

CE23-186

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #217
Mount Rainier, MD 20712

Violations:
Interior:

NO ENTRY:

1. NO ENTRY TO APARTMENT

2018 IPMC [A] 104.3 – Right of Entry

Due to failure to comply with entry for the inspectors. The City of Mount Rainier is not responsible for any compliance issues located at:

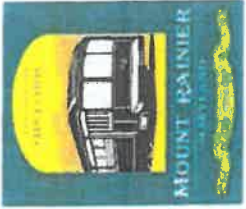
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 07, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 219, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Low water pressure
2. Missing Insect Screen
3. Crack on Wall

2018 IPMC Sec. 505.4 – Water heating facilities.
IPMC Chapter 3, Section 304.14 – Insect screens
Section 3A-101 – Property Maintenance Code

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

CE23-187

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #302
Mount Rainier, MD 20712

Violations: Interior:

- | | |
|--|--|
| 1. Request new blind | IMPC 704.1 Inspection, testing and maintenance |
| 2. Damaged smoke detector | IMPC 305.3 Interior surfaces |
| 3. Glaze tub | |
| 4. Crack on wall at entrance, living & bedroom | IMPC 305.3 Interior surfaces |
| 5. ACD in HVAC area | IMPC 504.1 General |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-178

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #307
Mount Rainier, MD 20712

Violations:

NO ENTRY:

1. NO ENTRY TO APARTMENT

2018 IPMC [A] 104.3 – Right of Entry

Due to failure to comply with entry for the inspectors. The City of Mount Rainier is not responsible for any compliance issues located at:

The Artist Loft
3311 Rhode Island Avenue Apt #307
Mount Rainier, MD 20712

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 5, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #304
Mount Rainier, MD 20712

Violations:

Interior:

1. Baseboard loose IPMC 305.3 Interior surfaces
2. Lock on closet IPMC 305.6 Interior doors

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-192

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240-825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #308
Mount Rainier, MD 20712

Violations:

Interior:

1. Loose wiring
2. Flaking paint

IMPC 604.3 Electrical System Hazards
IMPC 305.3 Interior surfaces

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-188

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:

3311 Rhode Island Avenue, Apt. #305
Mount Rainier, MD 20712

Violations:

Interior:

1. Missing screen IMPC 304.14 Insect screens
2. Bathroom GFI inoperable IMPC 604.3 Electrical system hazards
3. Bedroom outlet not working IMPC 604.3 Electrical system hazards

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE 23-193

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #309
Mount Rainier, MD 20712

Violations:

Interior:

- | | |
|-----------------------------|--|
| 1. Wall damage | IMPC 305.3 Interior surfaces |
| 2. Flaking paint | IMPC 305.3 Interior surfaces |
| 3. Stove drip plate missing | IMPC 603.1 Mechanical equipment and appliances |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-195

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #311
Mount Rainier, MD 20712

Violations:

Interior:

- | | |
|-------------------------------|--|
| 1. Wall damage in bedroom | IMPC 305.3 Interior surfaces |
| 2. Ceiling damage | IMPC 305.3 Interior surfaces |
| 3. Wall damage in living room | IMPC 305.3 Interior surfaces |
| 4. Floor buckling | IMPC 305.4 Stairs and walking surfaces |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-184

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #212
Mount Rainier, MD 20712

Violations: Interior:

- | | |
|-----------------------------------|------------------------------|
| 1. Unfinished painting in bedroom | IPMC 305.3 Interior surfaces |
| 2. Trip hazard in bedroom | IMPC 305.3 Interior surfaces |
| 3. Ceiling damage | IMPC 305.3 Interior surfaces |
| 4. Finishing ceiling patch | IMPC 305.3 Interior surfaces |
| 5. Three (3) window screens | IMPC 304.14 Insect screens |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE23-185

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:

3311 Rhode Island Avenue, Apt. #216
Mount Rainier, MD 20712

Violations:

Interior:

- | | |
|---------------------------------|------------------------------|
| 1. Ceiling crack in bedroom | IPMC 305.3 Interior surfaces |
| 2. Trip hazard in bedroom | IMPC 305.3 Interior surfaces |
| 3. Crack in Kitchen wall | IMPC 305.3 Interior surfaces |
| 4. HVAC area has damages floor | IMPC 305.3 Interior surfaces |
| 5. Window screens | IMPC 304.14 Insect screens |
| 6. HVAC ducts leak air | IMPC 504.1 General |
| 7. HVAC entrance needs caulking | IMPC 504.1 General |

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountrainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

CE 23-196

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 14, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #312
Mount Rainier, MD 20712

Violations:

Interior:
1. Wall damage in bedroom IMPC 305.3 Interior surfaces

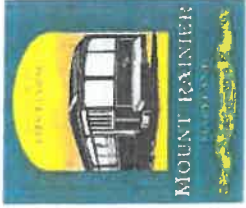
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am -- 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountainiermd.org | <http://www.mountrainiermd.org/>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT101, 3311 Rhode Island Ave., Mount Rainier MD 20712

Apartment #101, on the day of the inspection, was code compliant. No further action was needed.

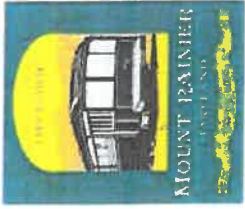
A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am -- 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 102, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Non-working bathroom exhaust fan **Section 3A-101 – Property Maintenance Code**
2. Wall discoloration **Section 3A-101 – Property Maintenance Code**

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

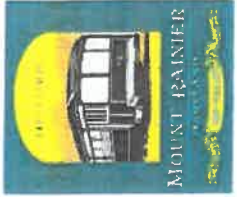
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 104, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Cracks on ceiling
2. HVAC area clearance

**Section 3A-101 – Property Maintenance Code
2018 IPMC 603.3 – Mechanical Equipment:
Clearances**

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 106, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Wall chipped paint
Section 3A-101 – Property Maintenance Code
2. Wall discoloration
Section 3A-101 – Property Maintenance Code

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

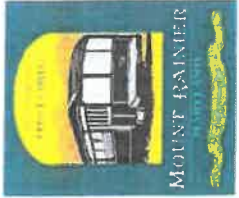
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 107, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Signs of water leak on ceiling
2. HVAC area clearance
3. Broken kitchen cabinet door
4. Windowsill chipped paint
5. Signs of mice movement

Section 3A-101 – Property Maintenance Code
2018 IPMC 603.3 – Mechanical Equipment:
Clearances

Section 3A-101 – Property Maintenance Code
Section 3A-101 – Property Maintenance Code
Section 308.1 – Infestation

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

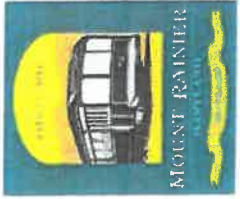
Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 108, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. HVAC area clearance

2018 IPMC 603.3 – Mechanical Equipment: Clearances

The property manager must have key access to each apartment door/s and for tenant's safety, replace missing light domes.

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 105, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Missing Window insect screen
**Section 3A-101 – Property Maintenance Code
IPMC Chapter 3, Section 304.14 – Insect screens**
2. Cracks on ceiling
Section 3A-101 – Property Maintenance Code
3. Damaged window frame
**2018 IPMC Sec.304.13 – Window, Skylight,
and Door frames**

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 301-832-8764 : Fax (301) 985-6595

INSPECTION REPORT

June 15, 2023

ARTSPACE MOUNT RAINIER L P
ARTSPACE PROJECTS INC
250 THIRD AVE., N STE 500
MINNEAPOLIS MN 55401-1641

Re: Mount Rainier Artist Lofts, APT 103, 3311 Rhode Island Ave., Mount Rainier MD 20712

CODE VIOLATIONS:

1. Cracks on ceiling
2. HVAC area clearance
3. Unfinished bedroom floor
4. Unfinished stair landing floor

Section 3A-101 – Property Maintenance Code
2018 IPMC 603.3 – Mechanical Equipment:
Clearances

Section 3A-101 – Property Maintenance Code
Section 3A-101 – Property Maintenance Code

A copy of the inspection report was retained, for reference, at the Artist Lofts Management office.

Failure to comply with this notice can result in fines, fees, penalties, and court appearance.

If you have any questions or concerns, feel free to email or call me, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation is appreciated.

Respectfully,

Jesse Dayrit | Code Compliance Officer | *Inspector*
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 301-832-8304 | jdayrit@mountrainiermd.org | <http://www.mountrainiermd.org>



Code Compliance Division

CE23-194

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: 240 825-5059; Fax (301) 985-6595
ukkundo@mountrainiermd.org

June 16, 2023

Shante Gradford
Artspace Mount Rainier L P
Artspace Projects, INC
250 Third Avenue, N. Ste 500
Minneapolis, MN 55401-1641

Dear Property owner (s),

Inspection Report:

Property Address:
3311 Rhode Island Avenue, Apt. #310
Mount Rainier, MD 20712

Violations:

NO ENTRY:

1. NO ENTRY TO APARTMENT

2018 IPMC [A] 104.3 – Right of Entry

Due to failure to comply with entry for the inspectors. The City of Mount Rainier is not responsible for any compliance issues located at:

The Artist Loft
3311 Rhode Island Avenue Apt #310
Mount Rainier, MD 20712

If you have any questions or concerns, feel free to call me on (240) 825-5059, Monday through Friday, between the hours of 9am – 5pm.

Your cooperation would be appreciated.

Respectfully,

Ukkundo'Oohwaka | Inspector / Code Compliance Officer
City of Mount Rainier | 3409 Rhode Island Avenue | Mount Rainier, MD 20712
Cell: 240.825.5059 | ukkundo@mountainiermd.org | <http://www.mountrainiermd.org/>



City of Mount Rainier
Code Compliance Division

3249 Rhode Island Avenue, Mount Rainier, MD 20712
Telephone: (301) 209-0756; Fax (301) 985-6595

License Number: R10006

Expiration Date: March 1, 2022

Residential Rental License

This is to certify that a license has been granted to Mount Rainier Artist Lofts to conduct and operate a residential rental facility at 3311 Rhode Island Avenue, Mount Rainier, Maryland 20712, unless suspended or revoked under the Licenses and Permits (Municipal Infractions) provisions of Section 7-107 of the Mount Rainier City Code. The licensee(s) is obligated to promptly inform this office of any changes of information contained in the application for this license. This includes changes of managing agents, resident manager, business addresses and/or phone numbers.

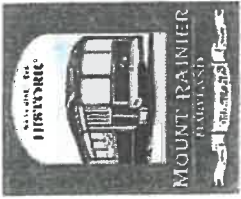
Date Issued: June 14, 2021

Ukknude Oohwaka
Code Compliance Officer

Number of Rental Units: 45

This license shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this office.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.



City of Mount Rainier
Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: (301) 832-8764; Fax (301) 985-6570

License Number: R10006

Expiration Date: March 1, 2023

Provisional Residential Rental License

This is to certify that a license has been granted to Mount Rainier Artist Loft to conduct and operate a residential rental facility at 3311 Rhode Island Avenue, Mount Rainier, Maryland 20712, unless suspended or revoked under the Licenses and Permits (Municipal Infractions) provisions of Section 7-107 of the Mount Rainier City Code. The licensee(s) is obligated to promptly inform this office of any changes to the information contained in the application for this license. This includes changes of managing agents, resident manager, business addresses and/or phone numbers.

Date Issued: June 10, 2022

Alma Ferrufino
Director of Code Compliance

Number of Rental Units: 44

This license shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant, or inspector of this office. This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.



City of Mount Rainier
Code Compliance Division

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: (301) 458-5103; Fax (301) 985-6595

License Number: R10006

Expiration Date: March 1, 2024

Residential Rental License

This is to certify that a license has been granted to Mount Rainier Artist Lofts to conduct and operate a residential rental facility 3311 Rhode Island Avenue, Mount Rainier, Maryland 20712, unless suspended or revoked under the Licenses and Permits (Municipal Infractions) provisions of Section 7-107 of the Mount Rainier City Code. The licensee(s) is obligated to promptly inform this office of any changes to the information contained in the application for this license. This includes changes of managing agents, resident manager, business addresses and/or phone numbers.

Date Issued: July 14, 2023

Ukkundo' Oohwaka/Jesse Dayrit
Code Compliance Officers

Number of Rental Units: 45

This license shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant, or inspector of this office.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.



City of Mount Rainier
Code Compliance Department

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: (301) 458-5103; Fax (301) 985-6595

License Number: R10006

Expiration Date: March 01, 2025

Residential Rental License

This is to certify that a license has been granted to **Mount Rainier Artist Loft** to conduct and operate a residential rental facility **3311 Rhode Island Avenue, Mount Rainier, Maryland 20712**, unless suspended or revoked under the Licenses and Permits (Municipal Infractions) provisions of Section 7-107 of the Mount Rainier City Code. The licensee(s) is obligated to promptly inform this office of any changes to the information contained in the application for this license. This includes changes of managing agents, resident manager, business addresses and/or phone numbers.

Date Issued: October 02, 2024




Jesse Dayrit/ John Lledo
Code Compliance Officers

Number of Rental Units: 45

This license shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant, or inspector of this office.

This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.



City of Mount Rainier
Code Compliance Department

3409 Rhode Island Avenue, Mount Rainier, Maryland 20712
Telephone: (301) 832-8764; Fax (301) 985-6570

License Number: R10006

Expiration Date: September 24, 2025

Provisional Residential Rental License

This is to certify that a license has been granted to **Mount Rainier Artist Lofts** to conduct and operate a residential rental facility at **3311 Rhode Island Avenue, Mount Rainier, Maryland 20712**, unless suspended or revoked under the Licenses and Permits (Municipal Infractions) provisions of Section 7-107 of the Mount Rainier City Code. The licensee(s) is obligated to promptly inform this office of any changes to the information contained in the application for this license. This includes changes of managing agents, resident manager, business addresses and/or phone numbers.

Date Issued: March 24, 2025

John David Lledo
Code Compliance Inspector

Number of Rental Units: 44

This license shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant, or inspector of this office. This license is not transferable and TERMINATES UPON CHANGE OF OWNERSHIP.