



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

April 18, 1986

Mr. Walter Maling
73 Lexington Avenue
Apartment 6
Cambridge, Massachusetts 02138

Re: 33 Lexington Avenue

Dear Sir:

I am in receipt of your letter of complaint regarding an inspection that has been concluded at the above-listed property.

Pursuant to your letter, I conducted an investigation and upon completion I found the following:

1. On January 13, 1985, I believe the year date is incorrect, this department received a request from you to take heat temperature readings at the above-listed property. Inspector Cremens responded to this request on the following day and a copy of this report No. 7213 was left with you. The report indicated that temperature readings in all habitable rooms were not in compliance.
2. A letter directed to Inspector Cremens which is dated January 17, 1985, I believe the year date is incorrect, you asked Inspector Cremens to return to the premises and check the thermostat for its accuracy. The inspector is not required to make such a test. He is only responsible to take temperature readings in every habitable room. See attachment.
3. On January 21, 1986 Inspector Cremens returned to re-inspect the property and temperature readings were taken. Inspection report No. 7218 was left with you. This report indicated that the temperature in every habitable room did comply with the code.
4. On January 30, 1986 Inspector Cremens went to the property and took temperature readings again and

Mr. Walter Maling

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April 18, 1986

found all readings satisfactory. Since the last inspection no complaints regarding heat have been received in this office.

Housing Code Inspectors are supplied with Taylor Pocket Thermometer No.21420-1 in order to take temperature readings as required in the attachment. You seem to disagree with this code procedure.

Inspector Cremens disagrees with your comments regarding his testimony at a Rent Control hearing. I can only accept his statement as I have yours.

It is my opinion that this Department responded to your request without prejudice as you have indicated.

If I can be of any assistance to you please do not hesitate to contact this office at your convenience.

Very truly yours.


Joseph J. Cellucci
Commissioner

JJC:cp

cc: Robert W. Healy
City Manager

410.190: continued

Inspection of the hot water system shall include an examination of the hot water system and its actual performance. If possible, such examination shall occur at the times and under such conditions as the occupant has identified the system to be insufficient.

410.200: Heating Facilities Required

(A) The owner shall provide and maintain in good operating condition the facilities for heating every habitable room and every room containing a toilet, shower or bathtub to such temperature as required under 105 CMR 410.201.

(B) Portable space heaters, parlor heaters, cabinet heaters, room heaters and any similar heaters having a barometric fed fuel control and its fuel supply tank located less than forty-two inches from the center of the burner as well as the type of heating appliances adapted for burning kerosene, range oil or number one fuel oil and any portable such type space heaters shall not be used and shall not meet the requirements of 105 CMR 410.201. (See M.G.L. c. 14A, ss. 23B.)

410.201: Temperature Requirements

The owner shall supply heat in every habitable room and every room containing a toilet, shower, or bathtub to at least 68° Fahrenheit (20°C) between 7:00 a.m. and 11:00 p.m. and at least 64° Fahrenheit (17°C) between 11:01 p.m. and 6:59 a.m. every day other than during the period from June fifteenth to September fifteenth, both inclusive, in each year except and to the extent the occupant is required to supply the fuel under a written letting agreement. The temperature shall at no time exceed 78 degrees Fahrenheit (26°C) during the heating season. The temperature may be read and the requirement shall be met at a height of five feet (1.5m) above floor level on a wall any point more than five feet (1.5m) from an exterior wall.

410.202: Venting

Space heaters and water heaters, except electrical ones, shall be properly vented to a chimney or vent leading to the outdoors.

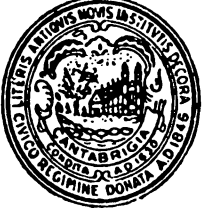
LIGHTING AND ELECTRICAL FACILITIES

Section

- 410.250 Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets
- 410.251 Kitchen Lighting and Electrical Outlets
- 410.252 Bathroom Lighting and Electrical Outlets
- 410.253 Light Fixtures Other than in Habitable Rooms or Kitchens
- 410.254 Light in Passageways, Hallways, and Stairways
- 410.255 Amperage
- 410.256 Temporary Wiring
- 410.257 Light Obstructions
- 410.258 Exemption of Dwellings More than 600 Feet from Electrical Service
- (410.259 through 410.279: Reserved)

LIGHTING AND ELECTRICAL FACILITIES410.250: Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets

The owner shall provide for each habitable room other than a kitchen:



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Nº 7213

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

COMPLAINT # 20347

ADDRESS OF PREMISES: 33 LEXINGTON AVE #2
Number Street Apartment Number

OCCUPANT: GELBER JENNY TELEPHONE: 763-292
Last Name First Middle I.

OWNER: 33 LEXINGTON AVE REALTY TRUST TELEPHONE: 494-2589
Last Name First Middle I.

OWNER'S ADDRESS: 33 LEXINGTON AVE CAMBRIDGE 02138 MASS
Number Street City

INSPECTION REQUESTED BY: TENANT 3RD OWNER DATE 6-14-86

DATE OF INSPECTION: MO. 1 DAY 14 YEAR 86 HOUR 6:00

STATE SANITARY CODE

ROOM(S)/VIOLATIONS

REGULATION 105 CMR 410.

- * 1. PROVIDE ADEQUATE HEAT FOR ALL HABITABLE ROOMS IN THE APT.
- * 2. PROVIDE HEATING FACILITIES FOR THE BABY'S ROOM.

TEMPERATURE READINGS AT TIME OF INSPECTION
LIVING ROOM 60%
PARLOR ROOM 60%
MASTER BEDROOM 65%
BABY'S ROOM 65%
KITCHEN 68%
BROTHER'S ROOM 68%
FOYER 67% BATH ROOM 68%

STATE BUILDING CODE

CODE REGULATIONS

Building IMMEDIATELY Section

Plumbing Section

Electrical Section

(Other) Section

Referral to Other Agencies DATE

One or more of the violations cited above is a condition which may materially impair the health, safety or well-being of the occupant(s) as determined by Regulation 410.750 of the State Sanitary Code or the Authorized inspector.

(INITIAL)

The CITY is hereby ordered to remedy the above cited violation within 10 days or face prosecution by the City of Cambridge.

RECEIPT OF THIS INSPECTION REPORT BY THE OWNER IS NOTICE AS REQUIRED BY MASSACHUSETTS GENERAL LAWS CHAPTER 239 SECTION 8A.

SIGNED UNDER PAINS AND PENALTIES

OF PERJURY:

INSPECTOR: [Signature] APPROXIMATE DATE & TIME OF REINSPECTION 7-24-86

CERTIFIED TRUE COPY

I THIS DAY DELIVERED A TRUE COPY WITHIN

IN HAND TO GELBER ON 1-14-87 TIME 6:30 PM

[Signature] CONSTABLE OF CITY OF CAMBRIDGE

White To Files

Yellow to Owner

Pink to Inspector

Gold to Tenant



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

No 8284

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

ADDRESS OF PREMISES: 33 LEXINGTON AVE # 2
Number Street Apartment Number

OCCUPANT: GILBER JENNY TELEPHONE: 876-3292
Last Name First Middle I.

OWNER: 33 LEXINGTON AVE REALTY TRUST TELEPHONE: 494-2581
Last Name First Middle I.

OWNER'S ADDRESS: 33 LEXINGTON AVE CAMBRIDGE
Number Street City

INSPECTION REQUESTED BY TENANT AND OWNER DATE 1-12-86

DATE OF INSPECTION: MO. 1 DAY 30 YEAR 86 HOUR 10 AM

STATE SANITARY CODE

ROOM(S)/VIOLATIONS

REGULATION 105 CMR 410.

68°F READING NEXT TO THE THERMOSTAT.
THERMOSTAT READING AT TIME OF INSPECTION 70°F
RED LINE SET AT 70°F BLUE LINE 68°F.
TEMP READINGS IN ROOMS ARE AS TAKEN AT 10 AM
LIVING ROOM. 68°F
PARLOR 68°F
MASTER BED ROOM. 68°F
BABY'S ROOM. 68°F
KITCHEN 68°F
MOTHER'S ROOM. 68°F
BED. 68°F
PLUMBING - No. 11
Violations - Corrected

STATE BUILDING CODE

CODE REGULATIONS

Building Section

Plumbing Section

Electrical Section

(Other) Section

Referral to Other Agencies DATE

One or more of the violations cited above is a condition which may materially
impair the health, safety or well being of the occupant(s) as determined by Regula-
tion 410.750 of the State Sanitary Code or the Authorized Inspector

The is hereby ordered to remedy the above cited violations within days

of this inspection by the City of Cambridge

OF THE OF THE INSPECTION REPORT OF THE TO BE MADE AS REQUIRED BY
REGULATION 105 CMR 410.750 OF THE STATE SANITARY CODE

CONTOUR OF THE CITY AND THE
OF THE CITY

APPROXIMATE DATE & TIME OF REINSPECTION

CERTIFIED TRUE COPY

THIS DAY DELIVERED A TRUE COPY WITHIN

IN HAND TO ON TIME

CONSTABLE OF CITY OF CAMBRIDGE

White To Files

Yellow to Owner

Pink to Inspector

Gold to Tenant



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

Nº 7218

JOSEPH J. CELLUCCI
COMMISSIONER OF BUILDINGS
AND HOUSING

HOUSING INSPECTION REPORT AND ORDER

COMPLAINANT: 20347

ADDRESS OF PREMISES: 33 LEXINGTON AVE #.2
Number Street Apartment Number

OCCUPANT: GELBER JENNY TELEPHONE: 876-3292
Last Name First Middle I.

OWNER: 33 LEXINGTON AVE REALTY TRUST TELEPHONE: 494-2081
Last Name First Middle I.

OWNER'S ADDRESS: 33 LEXINGTON AVE CAMBRIDGE
Number Street City

INSPECTION REQUESTED BY: TENANT AND OWNER DATE 1-14-86

DATE OF INSPECTION: MO. 1 DAY 21 YEAR 86 HOUR 10 AM

STATE SANITARY CODE

ROOM(S)/VIOLATIONS REGULATION 105 CMR 410.

70% READING NEXT TO THE THERMOSTAT

THERMOSTAT READING AT TIME OF INSPECTION

70% RED LINE SET AT 70% BLUE LINE 68%

TEMP. READINGS IN ROOMS ARE AS TAKEN AT 10 AM

Bedroom 68%

PARKER 68%

MASTER BEDROOM 68%

BABY'S ROOM 70%

KITCHEN 70%

MOTHER'S ROOM 68%

FLYER 68%

DISC ROOM 70%

TEMP. READINGS OUTSIDE THE DWELLING 40%

STATE BUILDING CODE

CODE REGULATIONS

Building Section

Plumbing Section

Electrical Section

(Other) Section

Referral to Other Agencies DATE

One or more of the violations cited above is a condition which may materially impair the health, safety or well-being of the occupant(s) as determined by Regulation 410.750 of the State Sanitary Code or the Authorized inspector.

(INITIAL)

The _____ is hereby ordered to remedy the above cited violation within _____ days as hereinafter provided by the City of Cambridge.

RECEIPT OF THIS INSPECTION REPORT BY THE _____ IS SOLELY AT RISK OF THE _____

CONDOMINIUM FUND AND FINANCIALS
OF CAMBRIDGE

INSPECTION APPROXIMATE DATE & TIME OF REINSPECTION 1-21-86

CERTIFIED TRUE COPY

THIS DAY DELIVERED A TRUE COPY WITHIN

IN HAND TO _____ ON 1-21-86 TIME 1

CONSTABLE OF CITY OF CAMBRIDGE

White To Files

Yellow to Owner

Pink to Inspector

Gold to Tenant



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

DEPUTY CITY MANAGER

April 28, 1986

To the Honorable, the City Council:

In response to Awaiting Report No. 18, a communication from Walter H. Maling regarding an inspection of a tenant's apartment at 33 Lexington Avenue, I submit the attached report from Joseph Cellucci, Commissioner of Inspectional Services.

Very truly yours,

Robert W. Healy
City Manager

Re: response to Awaiting Report Item No. 18
on a comm. from Walter H. Maling in connection
with an inspection by the Inspectional Serv-
ices Dept. of a tenant's apartment at 33 Lex-
ington Ave.

In City Council,

April 28, 1986

Placed on File