

CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400

NOTICE OF VIOLATION AND ORDER TO CORRECT

August 23, 2017

Responsible Party 1: 43 O'Brion Street LLC 21 Lower Falls Rd Falmouth, ME 04105		
Location 43 OBRION ST	CBL 003 I009001	Inspection Date 7/25/2017
Inspector Robert Mcpartlan	Inspection Type FP Routine Inspection	Status Failed

The City of Portland Fire Department inspected this property, and found the fire and life safety code violations listed below, which you are hereby ordered to correct. You must propose a date of completion to remedy each violation, a final date of completion, and a date of re-inspection.

You must send this form to the Fire Prevention Bureau no later than 9/15/2017.

Your failure to submit a plan of action by the date provided, or to correct any violation within the applicable time frame, may result in legal action against you, the imposition of civil penalties, and the pursuit of other legal remedies.

Violation	Proposed Date of Completion
NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; The separation shall have a minimum 1-hour fire resistance rating where the exit connects three or fewer stories. 3rd floor front apartment, 2nd floor rear apartment. Solid wood doors, possible just need certification only.	
NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6. All 3 front apartments needed new CO detectors, also the 1st floor rear apartment. Owner stated he would replace units the next day. Additional smoke detectors were in the apartment.	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 101- 31.3.6.2.3 DOORS MUST BE SELF-CLOSING; Doors that open onto exit access corridors shall be self-closing and self-latching. 3rd floor front apartment door needed to be adjusted. Had self closers but were not functioning correctly	
NFPA 101- 31.3.6.3.1 REPAIR CORRIDOR WALLS; Unprotected openings, other than those from spaces complying with 31.3.6.3.2, shall be prohibited in exit access corridor walls and doors. Repair the hole in the rear stairwell wall, on the 2nd floor	
NFPA 1- 34.3.2.4 COMBUSTIBLES TOO CLOSE TO HEAT SOURCE; The clearance between stored materials and unit heaters, radiant space heaters, duct furnaces, and flues shall not be less than 3 ft in all directions or shall be in accordance with the clearances shown on the approval agency label. 1st floor front apartment, remove items from around the stove area. Plastic bags full of bottles, stacked next to burners	

Violation	Proposed Date of Completion
NFPA 70 JUNCTION BOXES REQUIRE COVERS; Refer to NFPA 70, National Electrical Code, on standards regarding junction boxes requiring covers. 2 junction boxes located in the middle of the basement needed covers.	
NFPA 101- 7.1.10.2.1 DEBRIS INSIDE BUILDING; No furnishings, decorations, or other objects shall obstruct exits or their access there to, egress therefrom, or visibility thereof. removal of bikes and items inside the first floor front entry.	
FINAL DATE OF COMPLETED VIOLATION(S)	____ / ____ / ____
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	____ / ____ / ____

The Bureau reserves the right to reject or modify any proposed plan of action, and may require evidence of sufficient financial and technical capacity to complete the proposed plan. Please contact the Bureau with any questions.

VIOLATOR CERTIFICATION

I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Fire Prevention Bureau prior to the deadline to request an extension, which is entirely within the Bureau’s discretion to grant or deny.

I further understand that it is my responsibility to schedule a reinspection of my property once the violations have been remedied to do so. My failure to schedule a reinspection shall be deemed an admission that the violations have not been remedied.

If I fail to comply with this agreement, I understand that I am liable for penalties pursuant to the City of Portland Code of Ordinances §§ 1-15 and 10-25, and 30-A M.R.S. § 4452 and may be subject to further legal action.

Date

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau