

**Benjamin Wallace - RE: 76 Beckett St**

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**From:** j s <jspwm@hotmail.com>  
**To:** <wallaceb@portlandmaine.gov>  
**Date:** 7/8/2010 2:31 PM  
**Subject:** RE: 76 Beckett St

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Jay Stabile  
5 Alder Street  
South Portland, ME 04106  
799-9309

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Date: Wed, 7 Jul 2010 13:04:27 -0400  
From: WALLACEB@portlandmaine.gov  
To: jspwm@hotmail.com  
Subject: RE: 76 Beckett St

Jay- I forgot to ask you to verify your mailing address and an emergency contact number.  
Thanks again.  
Ben

>>> Benjamin Wallace 7/7/2010 1:01 PM >>>  
Jay,

This is fine. Do not worry about the exterior doors; you only need the fire door assemblies between the dwelling units and/or basement and common areas. The existing doors are fine if they have a label on the hinged edge of the door that indicates a 60-minute or greater fire rating. Remember that all fire doors must have 2 self-closing hinges on them.  
Enjoy the great weather.

Benjamin A. Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)756-8096  
wallaceb@portlandmaine.gov

>>> j s <jspwm@hotmail.com> 7/1/2010 8:05 AM >>>  
Exposed lathe down basement stairway repair delayed until week ending July 7th as existing plaster needs stripping and proper sheetrock replacement.

Looks like 4 fire doors can be installed by year-end 2010: 1 basement door, 3 apartment doors- Apt #1 front and rear, Apt #2 rear. Remaining existing apartment doors are steel fire-rated, as are the street common front entry. Doors between common hallways to open air rear decks are wood and not living space, though I'll look at replacing those 2011-12.

Thanks again.

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Date: Wed, 23 Jun 2010 08:08:31 -0400  
From: WALLACEB@portlandmaine.gov  
To: jspwm@hotmail.com

CC: KPM@portlandmaine.gov  
Subject: RE: 76 Beckett St

Jay,  
Please send a plan of action for the fire doors as soon as practicable.  
Stay Safe,

Benjamin A. Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)756-8096  
wallaceb@portlandmaine.gov

>>> j s <jspwm@hotmail.com> 6/17/2010 12:15 PM >>>  
76 Beckett safety items  
6/17 Update:

- 1) south stairwell junction boxes closed; exception landing overhead requires electrician previously scheduled CMP upgrade job June 22, this junction will be addressed on that date
- 2) attic access cover re-installed; exposed lathe to be repaired June 22 in conjunction with contracted electrical work
- 3) fire door installation assessment/estimate in progress

thank you for your consideration.  
please contact me with any questions.  
-Jay Stabile

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From: jspwm@hotmail.com  
To: fireinspector@portlandmaine.gov  
Subject: 76 Beckett St  
Date: Wed, 26 May 2010 11:14:33 -0400

Dear Portland Fire Dept Inspector(s),

Thank you for the notice regarding 4/17 and 5/17 inspections to 76 Beckett St. My apologies for late reply as I have been out of town a few weeks visiting family in the northwest.

I will address items #1 and #2 over the next weeks, and should complete those repairs by June 18th, or sooner and will notify you.

Item #3 as you know will be costly and invasive. I will assess what doors are fire-rated, if any, and assemble a budget and replacement plan for the coming years. I will provide a copy to you when complete.

Thank you for identifying these safety concerns.

Sincerely,  
Jay Stabile

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