

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

March 16, 2018

PORTLAND SKYLINE LLC
 PO BOX 3352
 PORTLAND ME 04101

Location 41 GREENLEAF ST	CBL 012 M001001	Inspection Date 2/16/2018
Inspector Alan Greene	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 4/15/2018.

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
<p>NFPA 80- ANNEX D.4 1-HOUR FIRE DOORS ASSEMBLIES REQ; Listings are provided for floor fire door assemblies that are installed in fire-rated floor-ceiling or roof-ceiling assemblies that have been tested in accordance with the methods described in NFPA 288. The listing indicates the fire-rated assembly and the hourly rating (3 hours, 2 hours, 1.5 hours, 1 hour, .75 hours) for which the door can be permitted to be used so that access to the space above the ceiling or to the floor above can be provided without adversely affecting the fire resistance rating of the entire assembly. The listing provides limitations on the maximum size of an individual door opening and the total area of all door openings permitted for each 100 square feet of floor or ceiling. All apartment doors that open into the front or rear stairwell or a common area must be 60 minute rated and self close and latch.</p>	
<p>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. All fire doors must self close and latch.</p>	
<p>NFPA 70 JUNCTION BOXES REQUIRE COVERS; Refer to NFPA 70, National Electrical Code, on standards regarding junction boxes requiring covers. basement</p>	
<p>NFPA 101- 31.3.6.3.1 REPAIR CORRIDOR CEILING; Unprotected openings, other than those from spaces complying with 31.3.6.3.2, shall be prohibited in exit access corridor walls and doors. Front ceiling on 2nd floor</p>	

Violation	Proposed Date of Completion
<p>CITY ORDINANCE HARDWIRED SMOKE DETECTORS REQUIRED; New smoke alarms shall be powered in accordance with NFPA 72. Where available options include: Hardwired with battery back up A non-rechargeable, non-replaceable primary battery that is capable of operating the device for at least 10 years Existing smoke alarms shall be hardwired and replaced every 10 years with smoke alarms complying with the above notes. All new smoke alarms shall be photoelectric. 3rd floor rear sleeping room must have a hardwired photoelectric smoke alarm with battery backup inside and immediately outside the room.</p>	
<p>NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; The areas described in Table 31.3.2.1.1 shall be protected as indicated: Boiler and fuel-fired heater rooms serving more than a single dwelling unit (minimum separation/protection is 1 hour or sprinklers) Domestic sprinklr head is reuired over any fuel fire appliance (gas or oil)</p>	
<p>NFPA 211- 13.8 FLUE PIPE NOT SEALED IN CHIMNEY; When inspection or an operating malfunction shows that an existing chimney, fireplace, or vent is damaged, unsuitable, or improperly sized, it shall be repaired, rebuilt, or resized to the construction and functional requirements of its standard. Thimble plugged with rag in the Basement.</p>	
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>___ / ___ / ___</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>___ / ___ / ___</p>

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