



Portland Fire Department

10/21/2019

MARJORIE KLEIBACKER
198 BROWN STREET # 3
WESTBROOK, ME 04092
margek767@gmail.com

RE: 27 GREENLEAF ST
PORTLAND, ME

012 0001001

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**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 5/21/2018 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by the dates given on the attached.

A reinspection of your property will take place on 11/21/2019 11:00:00AM .

Please contact the Fire Prevention Bureau at 874-8400 if you have any question about your reinspection. If the violations are not corrected at the time of reinspection, you will be charged a \$150 failed reinspection fee.

If you do not correct the attached violations, then this matter may be referred to the City of Portland Corporation Counsel for legal action, including civil penalties and other legal remedies.

Thank you for keeping the City of Portland safe.

Sincerely,

Captain John Brennan
Fire Prevention Bureau
City of Portland

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
NFPA 1-60.1.26.1	Excess storage of flammable and/or combustible materials not allowed.	IMMEDIATELY remove all excess flammable and/or combustible materials. Basement	10/7/2017
City Code 6-108(c)	Windows and skylights must be weathertight, watertight, vermin proof, and in sound working condition and good repair.	2nd and 3rd floor bedrooms require egress windows.	10/13/2017
NFPA 101-4.5, 7.1.8	Guards must comply with the requirements of section 7.1.8 and must be maintained in good repair.	Broken handrail front stairway	11/5/2017
NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	basment stairway wall needs repair	11/5/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Rear stairway, first floor, Basment	11/5/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Remove permanently used extension cord in first floor unit.	11/5/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Repair electrical box hanging outside unit 1 backdoor.	11/5/2017
NFPA 101-31.3.4.5; City Code 10-3(i)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level, including the basement.	IMMEDIATELY install temporary alarms where required. Fully compliant, permanent alarms must be installed by the date given. Missing smoke detectors throughout apartments.	11/5/2017
City Code 10-3(l)	Photoelectric, hardwired with battery backup Carbon Monoxide alarms are required in each unit, and on each level, including basements.	IMMEDIATELY install temporary CO alarms where required. Fully compliant, permanent alarms must be installed by the date given. CO alarms are required for all units and basement.	11/5/2017
City Code 10-3(l)	Photoelectric, hardwired with battery backup Carbon Monoxide alarms are required in each unit, and on each level, including basements.	IMMEDIATELY install temporary CO alarms where required. Fully compliant, permanent alarms must be installed by the date given. All apartments	11/5/2017

NFPA 101-31.3.4.5; City Code 10-3(i)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level, including the basement.	IMMEDIATELY install temporary alarms where required. Fully compliant, permanent alarms must be installed by the date given. Smoke are required for all bedrooms and in common area of each unit.	11/5/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Front and rear stairs	11/5/2017
Portland Code Ch. 10	Buildings must comply with Ch. 10 of the Portland Code of Ordinances.	Basement, and dryer area needs to be cleaned	11/5/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	used for bathroom light 1st floor apartment	11/5/2017
NFPA 101-7.8	Means of egress must be illuminated.	Damaged lights in front and rear stairway	11/5/2017
City Code 10-3(i)	Photoelectric, hardwired with battery backup Carbon Monoxide alarms are required in each unit, and on each level, including basements.	IMMEDIATELY install temporary CO alarms where required. Fully compliant, permanent alarms must be installed by the date given. Unit 1 and 2 require smoke/CO hardwired combination alarms for common area.	5/24/2018
NFPA 101-31.3.4.5; City Code 10-3(i)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level, including the basement.	IMMEDIATELY install temporary alarms where required. Fully compliant, permanent alarms must be installed by the date given. Unit 1 bedrooms require hardwired smoke alarms. Unit 1 and 2 require smoke/CO hardwired combination alarms for common area.	5/24/2018
City Code 6-111(d)	All plumbing fixtures must be properly installed and maintain, free from defects, leaks, or obstructions.	Center water heater in basement requires appropriate cap for piping.	5/24/2018