

PORTLAND MAINE

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Acting Director of Planning and Urban Development Gregory Mitchell

Inspection Services, Director Tammy M. Munson

July 3, 2012

229-231 CONGRESS STREET & 1-9 MONTGOMERY STREET PORTLAND, ME 04101 CBL: 013 G006001 & 013 G008001

REGULAR MAIL & HAND DELIVERED

RE: FIRE INCIDENT #: 7211

Tenant Notification/ Posting Notice

Dear Mr. Ashby and Tenants:

An evaluation of the above-referenced property on 07/03/2012 following a second alarm building fire- revealed that portions of the structure failed to comply with § 6-120. (a), (b), & (c) of the Housing Code of the City of Portland. Unfortunately, Apartment(s): 1-2, 1-3, 1-4, 3-2, 3-3, and 3-4, were damaged by smoke: fire, and water suppression efforts. These units are unfit for human habitation and must remain vacated.

Due to the damage caused by the fire- the remainder of the building is without electricity, hot water, and a central fire alarm system. The Owner has agreed to immediately repair these systems in order to allow occupancy to the remainder of the building upon completion.

The City is willing to work with you on this situation; however, there are minimal safety standards that must be met.

The following conditions must be met:

- 1. The units listed above must remain totally vacated and properly secured from vandalism.
- 2. Prior to commencing repairs, appropriate permit applications must be submitted for: demolition work, repairs made to building, fire alarm, HVAC, and plumbing damage caused by fire and fire suppression activities.
- An electrical permit must be submitted for all new wiring in compliance with our State and local electrical codes. The electrician must submit in writing that the wiring to the apartments (not directly affected by fire) is safe for use and meets our minimal code requirements prior to occupancy.
- 4. A Licensed Gas Technician must certify that the current system is safe for use prior to allowing gas service to the building.

5. The Fire Alarm System must be functional prior to occupancy, see attached notification from the City's Fire Prevention Bureau.

A re-evaluation of the property will occur on 07/03/2012 to verify that the posted units remain secure.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code in Title 30-A of M.R.S.A ss 4452. This constitutes a decision open to appeal pursuant to § 6-127 of the Code.

If you have any questions or concerns please contact me at 207.874.8702

Sincerely,

Jonathan Rioux,

Code Enforcement Officer/ Plan Reviewer

CC: David Jackson, Fire Deputy Chief Chris Pirone, Captain/ Fire Prevention Officer



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Acting Director of Planning and Urban Development Gregory Mitchell

Inspection Services, Director Tammy M. Munson

July 6, 2012

229-231 CONGRESS STREET & 1-9 MONTGOMERY STREET PORTLAND, ME 04101 CBL: 013 G006001 & 013 G008001

HAND DELIVERED

RE: FIRE INCIDENT #: 7211

Dear Mr. Ashby and Tenants:

A re-inspection at the above-referenced property was made on July 6, 2012.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to Building (Housing): Electrical, HVAC, and Life Safety (Fire) conditions, noted on the attached report.

This notice is intended to document that you have corrected the specific violations as previously noted to Apartment(s): 5-1F, 5-1R, 5-2, 5-3, 5-4, 7-1, 7-2, 7-3, 7-4, 9-1, 9-2, 9-3, & 9-4. It is not intended to indicate compliance with other City regulations; it also does not imply that the structure or premises is violation free. Furthermore, Apartments(s): 1-2, 1-3, 1-4, 3-2, 3-3, and 3-4 are unfit for human habitation and must remain vacated.

Thank you for your cooperation. If you have any questions, feel free to contact Chuck Fagone @ (207) 874-8789, or Jonathan Rioux @ (207) 874-8702.



Jonathan Rioux, Code Enforcement Officer/ Plan Reviewer Chris Prione, Captain/ Fire Prevention Officer

CC: David Jackson, Fire Deputy Chief

MARK NIGRO SERVICES / HAROLD COTE

1832 FOREST AVENUE, APT. 3

PORTLAND, ME 04103

207-749-1876

Email: mnigroservices@yahoo.com

Tax ID# 007-72-6228

Gas Lic# PNT8453

Job Location: NAA Properties, LLC, 229 Congress St., Apts. 1-9, Montgomery St.,

Portland, ME 04101

July 6, 2012:

Gas Inspection completed for Units 1-9 as well as rest of building.

No problems. Ready to be turned back on in street.

Date: 7/6/2012

Signature of Gas Technician:

gnont 1 200) 799-1876

From:

John W. Cudworth **Electrical Contractor** PO box 74 Springvale, ME 04083 (207)-636-0308

To:

Inspection Divison Room 315 City hall 389 Congress St. Portland, ME

Location:

Sheldon Asby 7 Montgomery St. Portland, ME

I, John Cudworth certify the following Sections meet the City of Portland Electrical Ordinances, National Electrical codes all other Sections have been disabled:

> Stair Tower #7 Stair tower #9

Unit #'s 7-1/7-2/7-3/7-4/ Unit #'s 9-1/9-2/9-3/9-4/

Stainway Tower #5

#03685 xJohn W. Cudworth
gel Cur

FIRE ALARM AND EMERGENCY COMMUNICATION SYSTEM INSPECTION AND TESTING FORM

To be completed by the system inspector or tester at the time of the inspection or test. It shall be permitted to modify this form as needed to provide a more complete and/or clear record.

Insert N/A in all unused lines.

Attach additional sheets, data, or calculations as necessary to provide a complete record.

	Date of this inspection or test: July 5, 2012 Time of inspection or test: 7:30am
1.	PROPERTY INFORMATION
	Name of property: NAA Properties
	Address: 1-9 Montgomery St. Portland, ME
	Description of property: Multi story brick building
	Occupancy type: Mixed occupancy; residential commercial
	Name of property representative: Sheldon Ashby
	Address: 288 Eastern Prom Portland, ME
	Phone: 207-797-0000 Fax: N/A E-mail: N/A
	Authority having jurisdiction over this property: Portland Fire Department
	Phone: 207-874-8576 Fax: N/A E-mail: N/A
2.	INSTALLATION, SERVICE, AND TESTING CONTRACTOR INFORMATION
	Service and/or testing organization for this equipment: Seacoast Security, Inc
	Address: 4 Summer St. Freeport, ME 04032
	Phone: 207-865-0394 Fax: 207-865-0852 E-mail: N/A
	Service technician or tester: Brian Green
	Qualifications of technician or tester: Low energy licensed tech
	A contract for test and inspection in accordance with NFPA standards is in effect as of:
	The contract expires: Feb. 2015 Contract number: N/A Frequency of tests and inspections: Annual
	Monitoring organization for this equipment: Seacoast Security, Inc.
	A contract for test and inspection in accordance with NFPA standards is in effect as of:
	Address: 4 Summer St. Freeport, ME
	Phone: 207-865-0394 Fax: 207-865-0852 E-mail: N/A
	Entity to which alarms are retransmitted: Seacoast Security, Inc. Phone: 1-888-654-8800
	Littly to which alarms are rectalisticted.
3.	TYPE OF SYSTEM OR SERVICE
	☐ Fire alarm system (nonvoice)
	☐ Fire alarm with in-building fire emergency voice alarm communication system (EVACS)
	☐ Mass notification system (MNS)
	☐ Combination system, with the following components:
	☐ Fire alarm ☐ EVACS ☐ MNS ☐ Two-way, in-building, emergency communication system
	☐ Other (specify):

TIPE OF STSTEM OR SERVIC	E (Conunuea)	
NFPA 72 edition: 2010	Additional description of system(s):	N/A
3.1 Control Unit Manufacturer: Honeywell		Model number: Vista 128FBP
3.2 Mass Notification System		system does not incorporate an MNS
3.2.1 System Type:		
☐ In-building MNS—combination		
☐ In-building MNS—stand-alone ☐ Other (specify):	☐ Wide-area MNS ☐ Distributed recipient M	NS
3.2.2 System Features:		
☐ Combination fire alarm/MNS	☐ MNS ACU only ☐ Wide-area MNS to re	egional national alerting interface
☐ Local operating console (LOC)	☐ Direct recipient MNS (DRMNS) ☐ Wide	e-area MNS to DRMNS interface
☐ Wide-area MNS to high-power spe	aker array (HPSA) interface In-building MNS	S to wide-area MNS interface
Other (specify):		
3.3 System Documentation		
☐ An owner's manual, a copy of the record drawings are stored on site.	nanufacturer's instructions, a written sequence of Location: Document box in the basement	operation, and a copy of the record
3.4 System Software	☑ This system does not	have alterable site-specific software.
Software revision number: N/A	Software last updated on:	N/A
☐ A copy of the site-specific software	is stored on site. Location: N/A	
SYSTEM POWER		
4.1 Control Unit		
4.1.1 Primary Power		
Input voltage of control panel: 19.7	5 Control panel amps:	3.5
4.1.2 Engine-Driven Generator	⊠1	This system does not have a generator.
Location of generator: N/A		
Location of fuel storage: N/A	Type of fuel:	N/A
4.1.3 Uninterruptible Power System		☑ This system does not have UPS.
Equipment powered by a UPS system:	N/A	
Location of UPS system: N/A		
Calculated capacity of UPS batteries to	drive the system components connected to it:	
In standby mode (hours): N/A	In alarm mode (min	utes): N/A

4.

4. SYSTEM POWER (continued)

	Batteries
--	-----------

Location: Inside FACP

Type: Sealed lead acid

Nominal voltage: 13.7

Amp/hour rating:

14

Calculated capacity of batteries to drive the system:

In standby mode (hours):

In alarm mode (minutes): 5

☑ Batteries are marked with date of manufacture.

4.2 In-Building Fire Emergency Voice Alarm Communication System or Mass Notification System

☐ This system does not have an EVACS or MNS.

4.2.1 Primary Power

Input voltage of EVACS or MNS panel:

N/A

EVACS or MNS panel amps:

N/A

4.2.2 Engine-Driven Generator

☑ This system does not have a generator.

Location of generator:

N/A

Location of fuel storage: N/A

Type of fuel:

N/A

4.2.3 Uninterruptible Power System

☑ This system does not have a UPS.

Equipment powered by a UPS system:

m:

Location of UPS system: N

Calculated capacity of UPS batteries to drive the system components connected to it:

N/A

In standby mode (hours):

N/A

In alarm mode (minutes):

N/A

4.2.4 Batteries

Location:

N/A

Type: N/A

Nominal voltage:

N/A

Amp/hour rating:

N/A

Calculated capacity of batteries to drive the system:

In standby mode (hours):

N/Δ

In alarm mode (minutes):

N/A

☐ Batteries are marked with date of manufacture.

4.3 Notification Appliance Power Extender Panels

☐ This system does not have power extender panels.

4.3.1 Primary Power

Input voltage of power extender panel(s):

123.1

Power extender panel amps:

4.3.2 Engine-Driven Generator

☑ This system does not have a generator.

Location of generator:

Location of fuel storage:

N/A

N/A

Type of fuel: N

☑ This system does not have a UPS.

4.3.3 Uninterruptible Power System Equipment powered by a UPS system:

N/A

Location of UPS system:

NI/A

Calculated capacity of UPS batteries to drive the system components connected to it:

In standby mode (hours):

N/A

In alarm mode (minutes):

N/A

NFPA 72, Fig. 14.6.2.4 (p. 3 of 11)

4. SYSTEM POWER (continued)

4.3.4 Batteries

Location:	Inside power supply	Туре:	Sealed Lead Acid	Nominal voltage:	12	Amp/hour rating:	14
Calculated of	capacity of batterie	es to drive th	e system:				
In standby n	node (hours):	24		In alarm mode (m	inutes):	5	
■ Batteries	are marked with	date of manu	facture.				

5. ANNUNCIATORS

☐ This system does not have annunciators.

5.1 Location and Description of Annunciators

Annunciator 1: Alpha lcd display - middle tower 1st floor

Annunciator 2: Alpha lcd display - Commercial space on the Congress St. side

Annunciator 3:

6. NOTIFICATIONS MADE PRIOR TO TESTING

Monitoring organization	Contact:	Seacoast Security Central Station - Lorna	Time:	7:30am
Building management	Contact:	Yes	Time:	7:30am
Building occupants	Contact:	No; building not occupied	Time:	
Authority having jurisdiction	Contact:	No	Time:	
Other, if required	Contact:		Time:	

7. TESTING RESULTS

7.1 Control Unit and Related Equipment

Description	Visual Inspection	Functional Test	Comments
Control unit			Passed
Lamps/LEDs/LCDs			N/A
Fuses			N/A
Trouble signals	⊠		Passed
Disconnect switches			N/A
Ground-fault monitoring			N/A
Supervision	×	⋈	Passed
Local annunciator			N/A
Remote annunciators	×	⋈	Passed
Power extender panels	Ø	Ø	Passed
Isolation modules			N/A
Other (specify)			N/A

NFPA 72, Fig. 14.6.2.4 (p. 4 of 11)

7.2 Control Unit Power Supplies

Description	Visual Inspection	Functional Test	Comments
120-volt power	⊠	⋈	Passed
Generator or UPS			N/A
Battery condition		⋈	New 7/5/12
Load voltage		×	Passed
Discharge test			N/A
Charger test		⊠	13.7
Other (specify)			N/A

7.3 In-Building Fire Emergency Voice Alarm Communications Equipment

Description	Visual Inspection	Functional Test	Comments
Control unit			N/A
Lamps/LEDs/LCDs			N/A
Fuses			N/A
Primary power supply			N/A
Secondary power supply			N/A
Trouble signals			N/A
Disconnect switches			N/A
Ground-fault monitoring			N/A
Panel supervision			N/A
System performance			N/A
Sound pressure levels			N/A
Occupied Yes No			
Ambient dBA			
Alarm dBA			
(attach report with locations, values, and weather conditions)			
System intelligibility			N/A
□ CSI □ STI			
(attach report with locations, values, and weather conditions)			
Other (specify)			N/A

7.4 Notification Appliance Power Extender Panels

Description	Visual Inspection	Functional Test		Comments
Lamps/LEDs/LCDs	⊠	⊠	Passed	
Fuses	⊠		Passed	
Primary power supply		⋈	Passed	
Secondary power supply		⋈	Passed	
Trouble signals		⊠	Passed	
Ground-fault monitoring		⊠	Passed	
Panel supervision			Passed	
Other (specify)			N/A	

7.5 Mass Notification Equipment

Description	Visual Inspection	Functional Test	Comments
Functional test			N/A
Reset/power down test			N/A
Fuses			N/A
Primary power supply			N/A
UPS power test			N/A
Trouble signals			N/A
Disconnect switches			N/A
Ground-fault monitoring			N/A
CCU security mechanism			N/A
Prerecorded message content			N/A
Prerecorded message activation			N/A
Software backup performed			N/A
Test backup software			N/A
Fire alarm to MNS interface			N/A
MNS to fire alarm interface			N/A
In-building MNS to wide-area MNS			N/A

7.5 Mass Notification Equipment (continued)

Description	Visual Inspection	Functional Test	Comments	
MNS to direct recipient MNS			N/A	
Sound pressure levels			N/A	
Occupied Yes No				
Ambient dBA				
Alarm dBA				
(attach report with locations, values, and weather conditions)				
System intelligibility			N/A	
□ CSI □ STI				
(attach report with locations, values, and weather conditions)				
Other (specify)			N/A	

7.6 Two-Way Communications Equipment

Description	Visual Inspection	Functional Test		Comments
Phone handsets			N/A	
Phone jacks			N/A	
Off-hook indicator			N/A	
Call-in signal			N/A	
System performance			N/A	
System audibility			N/A	
System intelligibility			N/A	
Radio communications enhancement system			N/A	
Area of refuge communication system			N/A	
Elevator emergency communications system			N/A	
Other (specify)			N/A	

7.7 Combination Systems

□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □		N/A N/A N/A N/A	Comments
isual pection	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	N/A	Comments
isual pection	□ Functional		Comments
'isual pection	Functional	N/A	Comments
pection			Comments
_			
		N/A	
		N/A	
		N/A	
		_] N/A	
			nces of special hazard systems are not c

7.10 Monitored Systems

Description (specify)	Visual Inspection	Functional Test		Comments
Engine-driven generator			N/A	
Fire pump			N/A	
Special suppression systems			N/A	
Other (specify)			N/A	

7.11 Auxiliary Functions

Description	Visual Inspection	Functional Test		Comments
Door-releasing devices			N/A	
Fan shutdown			N/A	
Smoke management/smoke control			N/A	
Smoke damper operation			N/A	
moke shutter release			N/A	
Door unlocking			N/A	
Elevator recall			N/A	
Elevator shunt trip			N/A	
MNS override of FA signals			N/A	
Other (specify)			N/A	

7.12 Alarm Initiating Device

Device test results sheet attached listing all devices tested and the results of the testing

7.13 Supervisory Alarm Initiating Device

Device test results sheet attached listing all devices tested and the results of the testing

7.14 Alarm Notification Appliances

Appliance test results sheet attached listing all appliances tested and the results of the testing

7.15 Supervisory Station Monitoring

Description	Visual Inspection	Functional Test	Time	Comments
Alarm signal		⊠	12:00pm	Passed
Alarm restoration	⊠	⊠	12:00pm	Passed
Trouble signal		⊠	12:00pm	Passed
Trouble restoration		⊠	12:00pm	Passed
Supervisory signal				N/A
Supervisory restoration				N/A

8. NOTIFICATIONS THAT TESTING IS COMPLETE

Monitoring organization Contact: Seacoast Security Central Station - Lorna Time: 12:30pm

Building management Contact: Yes Time: 12:30pm

Building occupants Contact: No; building not occupied Time:

Authority having jurisdiction Contact: No Time:

Other, if required Contact: Time:

9. SYSTEM RESTORED TO NORMAL OPERATION

Date: July 5, 2012 Time: 12:30pm

10. CERTIFICATION

10.1 Inspector Certification:

This system, as specified herein, has been inspected and tested according to all NFPA standards cited herein.

Signed: Printed name: Brian Green Date: June 12, 2012

Organization: Seacoast Security, Title: Licensed technician Phone: 207-865-0394

Inc.

10.2 Acceptance by Owner or Owner's Representative:

The undersigned has a service contract for this system in effect as of the date shown below.

Signed: Printed name: Sheldon Ashby Date:

Organization: Title: Phone:

DEVICE TEST RESULTS

(Attach additional sheets if required)

Device Type	Address	Location	Test Results

8-7292	NAA	PROPERTIES	DATE: TULY 5, 2012			
ZONE#	PASS FA	PASS FAIL LOCATION/DESCRIPTION				
9	/	-	7/9 BASEMENT - HEAT DETECTORS			
10		•	5 BASEMENT - HEAT DETECTORS			
11		į.	1/3 BASEMENT - HEAT DETECTORS			
12	/	+	STORE - PULL STATION			
13		*	STORE - HEAT DETECTOR			
14	~		1/3 FRONT 1ST FLOOR - PULL STATION			
15	~	1	/3 FRONT 1ST FLOOR - SMOKE DETECTOR			
16	V	•	1/3 FRONT 2ND FLOOR - PULL STATION			
17	~	1.	/3 FRONT 2ND FLOOR - SMOKE DETECTOR			
18	~		1/3 FRONT 3RD FLOOR - PULL STATION			
19	V	1.	/3 FRONT 3RD FLOOR - SMOKE DETECTOR			
20	V .		1/3 FRONT LAUNDRY - HEAT DETECTOR			
21	. ~	•	1/3 REAR LAUNDRY - HEAT DETECTOR			
22	V	,	1/3 REAR 1ST FLOOR - PULL STATION			
23	V	•	1/3 REAR 1ST FLOOR - SMOKE DETECTOR			
24	V		1/3 REAR 2ND FLOOR - PULL STATION			
25	~		1/3 REAR 2ND FLOOR - SMOKE DETECTOR			
26			1/3 REAR 3RD FLOOR - PULL STATION			
27	/		1/3 REAR 3RD FLOOR - SMOKE DETECTOR			
28	/		1/3 REAR 4TH FLOOR - PULL STATION			
29	/	+	1/3 REAR 4TH FLOOR - SMOKE DETECTOR			
30		•	5 FRONT 1ST FLOOR - PULL STATION			
31	1	+	5 FRONT 1ST FLOOR - SMOKE DETECTOR			
32	~		5 FRONT 2ND FLOOR - PULL STATION			
33	/		5 FRONT 2ND FLOOR - SMOKE DETECTOR			
34	~		5 FRONT 3RD FLOOR - PULL STATION			
35	V		5 FRONT 3RD FLOOR - SMOKE DETECTOR			
36	/		5 FRONT 4TH FLOOR - PULL STATION			
37	/		5 FRONT 4TH FLOOR - SMOKE DETECTOR			
38			5 REAR 1ST FLOOR - PULL STATION			
39			5 REAR 1ST FLOOR - SMOKE DETECTOR			
40	. / .		5 REAR 2ND FLOOR - PULL STATION			
41		t	5 REAR 2ND FLOOR - SMOKE DETECTOR			
42			5 REAR 3RD FLOOR - PULL STATION 5 REAR 3RD FLOOR - SMOKE DETECTOR			
43 44		+	5 REAR 4TH FLOOR - PULL STATION			
44	-		5 REAR 4TH FLOOR - POLE STATION 5 REAR 4TH FLOOR - SMOKE DETECTOR			
46	. /		5/7 LAUNDRY - HEAT DETECTOR			
47			7 FRONT 1ST FLOOR - PULL STATION			
48	1	12	7 FRONT 1ST FLOOR - SMOKE DETECTOR			

49		7 FRONT 2ND FLOOR - PULL STATION
50	. ~	7 FRONT 2ND FLOOR - POLL STATION 7 FRONT 2ND FLOOR - SMOKE DETECTOR
51	1	7 FRONT 3RD FLOOR - SWOKE BETECTOR 7 FRONT 3RD FLOOR - PULL STATION
52		
53		7 FRONT 3RD FLOOR - SMOKE DETECTOR
		7 FRONT 4TH FLOOR - PULL STATION
54		7 FRONT 4TH FLOOR - SMOKE DETECTOR
55		9/7 REAR 1ST FLOOR - PULL STATION
56		9/7 REAR 1ST FLOOR - SMOKE DETECTOR
57		9/7 REAR 2ND FLOOR - PULL STATION
58	. ~	9/7 REAR 2ND FLOOR - SMOKE DETECTOR
59	. ~	9/7 REAR 3RD FLOOR - PULL STATION
60		9/7 REAR 3RD FLOOR - SMOKE DETECTOR
61	~	9/7 REAR 4TH FLOOR - PULL STATION
62		9/7 REAR 4TH FLOOR - SMOKE DETECTOR
63	/	9 FRONT 1ST FLOOR - PULL STATION
64	~	9 FRONT 1ST FLOOR - SMOKE DETECTOR
65		9 FRONT 2ND FLOOR - PULL STATION
66	./	9 FRONT 2ND FLOOR - SMOKE DETECTOR
67		9 FRONT 3RD FLOOR - PULL STATION
68		9 FRONT 3RD FLOOR - SMOKE DETECTOR
69	V	9 FRONT 4TH FLOOR - PULL STATION
70		9 FRONT 4TH FLOOR - SMOKE DETECTOR
71		UNIT 1-2 - HEAT DETECTORS
72		UNIT 1-3 - HEAT DETECTORS
73	/	UNIT 1-4 - HEAT DETECTORS
74		UNIT 3-2 - HEAT DETECTORS
75	-	UNIT 3-3 - HEAT DETECTORS
76		UNIT 3-4 - HEAT DETECTORS
77		UNIT 5-1A - HEAT DETECTORS
78		UNIT 5-1B - HEAT DETECTORS
79		UNIT 5-2 - HEAT DETECTORS
80	. ,	UNIT 5-3 - HEAT DETECTORS
81		UNIT 5-4 - HEAT DETECTORS
82		UNIT 7-1 - HEAT DETECTORS
83		UNIT 7-2 - HEAT DETECTORS
84		UNIT 7-3 - HEAT DETECTORS
85		UNIT 7-4 - HEAT DETECTORS
86	V .	
86	, ,	UNIT 9-1 - HEAT DETECTORS UNIT 9-2 - HEAT DETECTORS
88		
		UNIT 9-3 - HEAT DETECTORS
89	1	UNIT 9-4 - HEAT DETECTORS
	1 000	•