

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**

SCHNEIDER PROPERTY MGMT November 29, 2017  
 522 WASHINGTON AVE  
 PORTLAND ME 04103

|                                       |   |                                      |
|---------------------------------------|---|--------------------------------------|
| <b>Location</b><br>102 CUMBERLAND AVE | <b>CBL</b><br>013 M004001                       | <b>Inspection Date</b><br>10/31/2017 |
| <b>Inspector</b><br>Stephen Nee       | <b>Inspection Type</b><br>FP Routine Inspection | <b>Status</b><br>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 12/15/2017.**

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.

| <b>Violation</b>  | <b>Proposed Date of Completion</b> |
|---|------------------------------------|
| <b>NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ;</b> The separation shall have a minimum 1-hour fire resistance rating where the exit connects three or fewer stories. The building has a connecting hallway to 104 Cumberland Ave in the back hall on the third floor. A fire rated door should be on this. | 12.22.17                           |
| <b>NFPA 101- 7.1.10.2.1 DEBRIS INSIDE BUILDING;</b> No furnishings, decorations, or other objects shall obstruct exits or their access there to, egress therefrom, or visibility thereof. Back hallways on all floors need debris removed   | 12.11.17                           |
| <b>FINAL DATE OF COMPLETED VIOLATION(S)</b>   | 12/22/17                           |
| <b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>   | 12/29/17                           |

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.

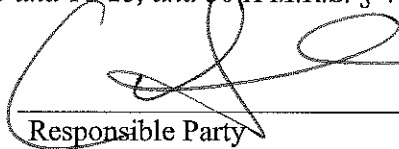
**VIOLATOR CERTIFICATION**

*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.*

12.8.17  
Date

  
Responsible Party

**Craig Schneider**  
Manager of SPM, LLC /  
Attorney in-fact for Lessor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Responsible Party

**SEEN AND AGREED**

12/12/2017  
Date

CAPT. JBB  
Fire Prevention Bureau