

Portland, Maine



Yes. Life's good here.

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November 9, 2016

## NOTICE OF INSPECTION

To Whom it May Concern,

The City of Portland Fire Department conducted a preliminary inspection of your property but was unable to conduct a full inspection. Please contact the Fire Prevention Bureau at 874-8400 no later than **Wednesday November 30, 2016** to schedule a full inspection of the property. If you fail to do so, the City may consider this a refusal to allow an inspection and seek an administrative inspection warrant in court. The City may also pursue its remedies for civil penalties for refusing to allow the inspection of the property.

Additionally, please see the attached Notice of Violation and Order to Correct from the City of Portland Fire Prevention Bureau for the violations that were noted at the preliminary inspection. Please complete and return the form to the Fire Prevention Bureau by the date indicated. Your failure to do so may result in legal action, including the imposition of civil penalties.

Please contact the Fire Prevention Bureau at (207)874-8400 to schedule an inspection and resolve the outstanding violations. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

Sincerely,

Anne M. Torregrossa  
Associate Corporation Counsel  
City of Portland

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**

November 9, 2016

<b>Responsible Party 1:</b> MUNJOY FAMILY APARTMENTS LLC 103 LOUDEN RD SACO, ME 04072		<b>Responsible Party 2:</b> Harris Properties PO Box 12116 Portland, ME 04104
<b>Location</b> 12 CUMBERLAND AVE	<b>CBL</b> 014 D016001	<b>Inspection Date</b> 10/31/2016
<b>Inspector</b> Jonathan Hendricks	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> 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 complete the proposed date of completion column by proposing a reasonable timeframe to remedy each violation. This form must be received by the Fire Prevention Bureau no later than 11/30/2016. 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.

**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>PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED;</b> 4.6.1 Residential units shall be designated using numerals. 4.6.2 The first numeral of each residential unit shall be the floor designation. Label all units	___/___/___
<b>NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED;</b> Refer to NFPA 101- Table 8.3.4.2 that states fire door assemblies for vertical shafts (including stairways, exits, and refuse chutes) are rated and required for 1 hour. Front Stairs - All doors must be 60min fire rated doors	___/___/___

**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