



FIRE PREVENTION & COMMUNITY OUTREACH

John Brennan
Fire Captain

Keith N. Gautreau
Assistant Fire Chief

David Petruccelli
Fire Captain

July 20, 2017

SADHBH NEILAN
29 EMERSON ST APT 3
PORTLAND ME 04101

CBL: 014 K001001
PROPERTY: 29 EMERSON ST

Dear Ms. Neilan:

This letter is to confirm that as of this date, violations found on June 26, 2017 at the above referenced property does not meet fire and life safety requirements. Attached is the notice of violation for the routine fire inspection conducted on June 26, 2017. Please return and fill out accordingly.

Additionally, attached are previous notice of violations for your property with an agreement to complete the violations noted on 29 Emerson St, Portland Maine in October of 2008 with Lt. Benjamin Wallace. As an extension for fire door installation was granted in 2008, please confirm again when the violations will be corrected.

I appreciate your cooperation and your efforts to keep Portland residents and businesses safe.

Sincerely,

Captain John Brennan

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

SADHBH NEILAN
 29 EMERSON ST APT 3
 PORTLAND ME 04101

July 20, 2017

Location 29 EMERSON ST	CBL 014 K001001	Inspection Date 6/26/2017
Inspector Scott Corey	Inspection Type FP Re-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 8/15/2017.

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.

Violation	Proposed Date of Completion
NFPA 58- 8.3.1(A) STORAGE OF PROPANE EXCEEDS LIMITS; See NFPA 58, Table 8.3.1(a) Maximum Allowable Storage Quantities of LP-Gas in Other Than Industrial, Storage, and Mercantile Occupancies. PROPANE TANK on second floor deck along with grill	___/___/___
NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; 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. Rear stair, all apartments and basement door	___/___/___
FINAL DATE OF COMPLETED VIOLATION(S)	___/___/___
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	___/___/___



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

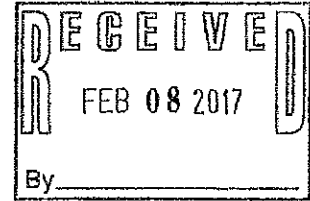
SEEN AND AGREED

Date

Fire Prevention Bureau

11/13/20

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

January 9, 2017

Responsible Party 1: Neilan Sadhbh 29 EMERSON ST APT 3 PORTLAND, ME 04101		
Location 29 EMERSON ST	CBL 014 K001001	Inspection Date 1/5/2017
Inspector Jonathan Hendricks	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 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 1/30/2017. 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.

Violation	Proposed Date of Completion
PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 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. FRONT AND REAR APT DOORS	1/10/2017
NFPA 58- 8.3.1(A) STORAGE OF PROPANE EXCEEDS LIMITS; See NFPA 58, Table 8.3.1(a) Maximum Allowable Storage Quantities of LP-Gas in Other Than Industrial, Storage, and Mercantile Occupancies. PROPANE TANK IN BASEMENT	IMMEDIATELY remove all excess flammable/combustible material from the interior of the structure. Your signature below indicates that all excess material has been removed, will not be replaced, and will be properly disposed of or stored elsewhere. DAVE
NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; 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. Rear stair, all apartments and basement door	6/1/2017 will begin

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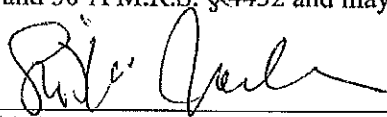
VIOLATOR CERTIFICATION

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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 2/6/2017

Responsible Party 

(SADHAB NEILAN)

Date _____

Responsible Party _____

SEEN AND AGREED

Date _____

Fire Prevention Bureau _____

Y-30

From: "Sive Neilan" <snellan@maine.rr.com>
To: "Ben Wallace" <wallaceb@portlandmaine.gov>
Date: 11/6/2008 4:47:27 PM
Subject: 29 Emerson St



Ben,

Now that the elections are over I can get back to business!

I received a letter from the PFD requiring me to install fire doors in my 3-family.

Here is the plan of action I agreed to with you on 10/27/08:

By 10/27/2009: Install fire doors on apartments 1 & 2 (front)

By 10/27/2010: Install fire doors on apartment 3 (front) and basement door

By 10/27/2011: Install fire doors on apartments 1 and 2 (rear)

By 10/27/2012: Install fire door on apartment 3 (rear).

Hope this schedule meets with your recollection of our agreement.

If you have questions or concerns please call me at the numbers below.

Best,
Sive

Sadhbh "Sive" Neilan,
29 Emerson St., #3
Portland, ME 04101
snellan@maine.rr.com
207.774.4219
207.838.7719 - cell

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