



Portland Fire Department

2/26/2019

JOHN MCINTOSH
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AVENTURA, FL 33180

ADAMS MANAGEMENT COMPANY
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CERTIFIED MAIL

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016 C012001

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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 7/14/2017 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 4/3/2019 9:30:00AM .

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 101-4.5.3.2, 7.1.10.1	The means of egress shall remain free and unobstructed.	IMMEDIATELY remove all obstructions to the means of egress. Excessive/disorderly Storage in hallways. Rear hall exit is obstructed with storage	7/15/2017
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. Flammable/combustible Liquids Storage Exceed Limit in basement	7/15/2017
NFPA 101-8.6	Vertical openings shall be enclosed or protected in accordance with Section 8.6.	hole in ceiling of back stairway between 2-3 floor, stairwell needs to be taped	7/21/2017
NFPA 70	Refer to NFPA 70, National Electrical Code, for information on missing breakers in an electrical panel.		7/28/2017
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. All sleeping areas.	8/13/2017
NFPA 101-31.3.2	Boiler and fuel-fired heaters serving more than one dwelling unit must have 1-hour separation or sprinkler protection.	need sprinkler head over boiler	8/13/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	ceiling light missing in front hallway, on the first floor	8/13/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Ext. Cord Used For Permanent Wiring. 1st floor Apt	8/13/2017
NFPA 101-8.3.3.3	Fire doors must be self- or auto-closing.		8/13/2017
NFPA 101-31.2.2.1	1-hour fire rated doors and assemblies required, including self-closing and self-latching mechanisms.	need fire doors on all apartments and basement (with self closing hinges).	7/14/2018