



**Portland Fire Department**

EDWARD WALSH

ATLANTIC STREET PROPERTIES LLC  
PORTLAND, ME 04112  
Edwalsh@financeofamerica.com

CERTIFIED MAIL

RE: 90 ATLANTIC ST  
PORTLAND, ME

016 D008001

90 ATLANTIC ST Page 1 of 3

**NOTICE OF VIOLATION  
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 9/24/2018 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 11/1/2018 10:00:00AM .**

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**

<b>NAME</b>	<b>CODE DESCRIPTION</b>	<b>COMMENTS</b>	<b>Deadline</b>
NFPA 101-4.5.3.2, 7.1.10.1	The means of egress shall remain free and unobstructed.	IMMEDIATELY remove all obstruction to the means of egress  Remove all debris/storage from the front and rear stairwells.	9/22/2018
NFPA 101- 7.2.1.5.2	Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.	IMMEDIATELY remove or disable all illegal locks on exit doors. Your signature below indicates that the illegal locks have been removed or disabled and will not be replaced. Remove the padlock from the bedroom door in apartment 2 (front)	9/22/2018
PFD Rules, 4.6	Unit or suite numbers must be clearly marked on doors, with the first numeral of each residential unit being the floor designation.	Label all front and rear apartment doors.	9/28/2018
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Discontinue using an extension cord that runs under the door from 1 room to the kitchen to power the fridge in the kitchen in apartment 1.	10/21/2018
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Replace the missing outlet cover in apartment 3	10/21/2018
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. Apt. 1: Replace the missing smoke alarm outside the bedrooms (recommend a combo unit) Apt 2: Install smoke alarms in both bedrooms and in the hallway outside the bedrooms (combination unit). Apt. 3: Install a smoke alarm in the back bedroom. Replace the smoke alarm above the couch with a combination smoke/CO unit Basement: Install a combination smoke/CO device.	10/21/2018
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Exposed wiring in several locations in the basement	10/21/2018
NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	Patch the ceiling above the front entry door for apartment 2.	10/21/2018

NFPA 101-8.3.3.3	Fire doors must be self- or auto-closing.	All apartment entry doors!	10/21/2018
NFPA 101-31.2.2.1	1-hour fire rated doors and assemblies required, including self-closing and self-latching mechanisms.	Apartment 1 front door, Apartment 2 front door and back stairwell door and apartment 3 front door. The fire rating tag must be visible or owner provide proof that the existing doors are fire rated.	3/20/2019