

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**

UMBEL PROPERTIES LLC                      May 5, 2017  
 559 CONGRESS ST  
 PORTLAND ME 04101

<b>Location</b> 41 WATERVILLE ST	<b>CBL</b> 016 J015001	<b>Inspection Date</b> 4/21/2017
<b>Inspector</b> Christopher Corey	<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 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 5/30/2017.**

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
<b>NFPA 101-7.2.4.3.1 FIRE BARRIER REQUIRES MAINTENANCE;</b> Fire barriers separating buildings or areas between which there are horizontal exits shall have a minimum 2-hour fire resistance rating, unless otherwise provided in 7.2.4.4.1, and shall provide a separation that is continuous to the finished grounded level. Basement needs Fire walls for adjacent apartment	10/31/17
<b>NFPA 101- 31.3.1.1.1 VERTICAL OPENINGS NOT FIRE RATED;</b> Vertical openings shall be enclosed or protected in accordance with Section 8.6. Rear and Both basement stairways need wall and ceiling repair	10/31/17
<b>NFPA 101- 7.5.1.1 EXIT OBSTRUCTED;</b> Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide access for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4. Rear railway obstructed 3rd floor	IMMEDIATELY remove all obstructions from the exits. Your signature below indicates that all obstructions have been removed and will not be replaced.
<b>NFPA 101-7.10.5.1 NORMAL ILLUMINATION FOR EXITS;</b> Every sign required by 7.10.1.2, 7.10.1.5, or 7.10.8.1, other than where operations or processes require low lighting levels, shall be suitably illuminated by a reliable light source. Externally and internally illuminated signs shall be legible in both the normal and emergency lighting mode. Lights front and rear stairs need to be operational	10/31/17

Violation		Proposed Date of Completion
<p><b>NFPA 101- 7.2.2.1.1 STAIRS REQUIRE REPAIR;</b> Stairs shall meet the following criteria: (1) New stairs shall be in accordance with Table 7.2.2.2.1.1(a) (2) Existing stairs shall be permitted to remain in use, provided that they meet the requirements for existing stairs shown in Table 7.2.2.2.1.1(b) (3) Approved existing stairs shall be permitted to be rebuilt in accordance with the following: (a) dimensional criteria of table 7.2.2.2.1.1(b) and other stair requirements of 7.2.2 (4) The requirements for new and existing stairs shall not apply to stairs located in industrial equipment access areas where otherwise provided in 40.2.5.2.</p> <p>Front entry to basment needs floor repair.</p>		10/31/17
<p><b>NFPA 30- TABLE 9.6.2.1 FLAMMABLE/COMBUSTIBLE LIQUIDS STORAGE EXCEED LIMIT;</b> See NFPA 30 Table 9.6.2.1 for special occupancy limits for flammable and combustible liquid storage.</p> <p>Flammable liquids stored in basment.</p> <p style="text-align: center;"><i>DONE</i></p> <p><i>DISPOSED AT MAINE HARDWARE</i></p>		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.
<p><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.</p> <p>Basement, Front and Rear stairways, Basement stairway</p>		10/31/17
<p><b>FINAL DATE OF COMPLETED VIOLATION(S)</b></p>		10/31/17
<p><b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b></p>		— / — / —

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**

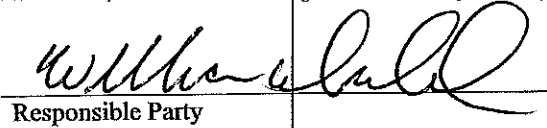
*I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Fire Prevention Bureau prior to the deadline to request an extension, which is entirely within the Bureau's discretion to grant or deny.*

*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.*

8/28/17

Date



Responsible Party

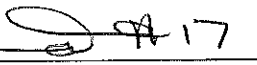
Date

Responsible Party

**SEEN AND AGREED**

9/7/17

Date

CAPT. JBB 

Fire Prevention Bureau