

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager 40WATERVILLE LLC		Inspector Doug Morin	Inspection Date 4/15/2015
Location 40 WATERVILLE ST	CBL 017 E014001	Status Violations Exist	Inspection Type Fire Prevention-Housing Inspecti

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 8.001

Violation: NFPA 101- 9.6.10.1.1 SMOKE DETECTOR REQUIRED; Where required by another section of this code, single-station and multiple-station smoke alarms shall be in accordance with NFPA 72, National Fire Alarm Code, shall be provided in all occupiable areas in environments that are suitable for proper smoke detector operation.

Notes: SMOKE AND CO DETECTION IS REQUIRED IN BASEMENT AND HALLWAYS.
SMOKES AND CO DETECTORS THAT ARE >10 YEARS OLD SHOULD BE REPLACED.

2) 3.011

Violation: NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED:
BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT (MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)

Notes: SPRINKLER HEAD REQUIRED

3) 71.20

Violation: NFPA 101- 31.3.3.2 INTERIOR FINISH; INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH 10.2 SHALL BE PERMITTED AS FOLLOWS:

- (1) EXIT ENCLOSURES- CLASS A OR B
- (2) LOBBIES AND CORRIDORS- CLASS A OR B
- (3) OTHER SPACES- CLASS A, B, OR C.

Notes: HALLWAY FINISH SHOULD BE DRYWALL

Comments: Third floor is an illegal unit. Rear Decks appear to have been built without a permit, need structural engineer approval. It is unknown what the ledger to band joist is, but it is specifically not attached per code specs, ie; staggered 1/2 inch lag screws or listed product. There is also no lateral load connection in the prescribed two location minimum. Basement floor joist are supported at foundation wall with pressure treated lumber and adjustable columns, structural engineer will need to inspect and approve repairs. Several holes and penetrations need sealing above suspended ceiling for continuity (1st floor). Life safety needs complete updating from fire doors to updated smoke detectors as well as carbon monoxide detectors. Sprinkler needed in basement over the fuel fired furnace. To legalize the third unit the apartment will need it's own meter and a house meter added as well for all common area power.