

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Anne M. Torregrossa
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July 14, 2016

NOTICE OF INTENT TO PROSECUTE

Investment Core LLC
P.O. Box 15372
Portland, Maine 04112

Investment Core LLC
c/o Elliott R. Teel
P.O. Box 5072
Portland, Maine 04101

Federal Street Phoenix LLC
c/o Brent Adler
P.O. Box 15372
Portland, Maine 04112

Sunny Time Solar, LLC
c/o Brent Adler
P.O. Box 15372
Portland, Maine 04112

RE: 49-51 Hancock Street
CBL020 B013001

To Whom it May Concern,

Please see the attached Inspection Violations. The City of Portland Fire Department has referred this matter to me for prosecution. In order to avoid prosecution, you must submit to Fire Prevention Bureau a plan of action to remedy the violations no later than **July 29, 2016**.

**YOUR FAILURE TO SUBMIT A PLAN OF ACTION
WITHIN THE TIMEFRAME PROVIDED WILL RESULT IN
LEGAL ACTION AND THE IMPOSITION OF CIVIL PENALTIES.**

Please feel free to contact Tori Ross of the Fire Prevention Bureau at (207)874-8400 with any questions. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

Sincerely,

Anne M. Torregrossa
Associate Corporation Counsel
City of Portland

389 Congress Street, Room 211, Portland ME 04101

www.portlandmaine.gov / tel. 207.874.8480 / tty. 207.874.8936 / fax. 207.874.8497

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101 # 353918

Inspection Violations

Owner/Manager INVESTMENT CORE LLC ETAL		Inspector	Inspection Date 7/1/2016
Location 49 HANCOCK ST	CBL 020 B013001	Status Failed	Inspection Type Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 8.036

Violation: NFPA 1- 18.2.2.1 FIRE DEPARTMENT KNOX BOX REQ; The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037.

Notes: KEYS IN KNOX BOX DID NOT WORK FOR FRONT DOOR OF 51

2) 73.20

Violation: NFPA 101- 31.3.7 FLOOR/ CEILINGS ASSEMBLY NOT SMOKE-TIGHT; IN BUILDINGS OTHER THAN THOSE MEETING THE REQUIREMENTS OF 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, OR 31.3.7.5, IN ADDITION TO THE FOLLOWING CRITERIA TO BE MET.

Notes: CEILING ABOVE WASHER AND DRYER HAVE OPENINGS.

3) 1.125

Violation: NFPA 101- 7.10.1.1 EXITS CLEARLY VISIBLE OR CONSPICUOUSLY INDICATED; WHERE REQUIRED: MEANS OF EGRESS SHALL BE MARKED IN ACCORDANCE WITH SECTION 7.10 WHERE REQUIRED IN CHAPTERS 11 THROUGH 43.

Notes: NO EXIT SIGNS IN HALL WAY

4) 1.131

Violation: NFPA 101- 7.9.1.1 EMERGENCY LIGHTING REQUIRED; Emergency lighting facilities for means of egress shall be provided in accordance with Section 7.9 for the following:

- (1) Buildings or structures where required in Chapters 11 through 43
- (2) Underground and limited access structures as addressed in Section 11.7
- (3) High-rise buildings as required by other sections of this code
- (4) Doors equipped with delayed-egress locks
- (5) Stair shaft and vestibule of smokeproof enclosures, for which of the following also apply:
 - (a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smokeproof enclosure mechanical ventilation equipment
 - (b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply
- (6) New access-controlled egress doors in accordance with 7.2.1.6.2

Notes: NO EMERGENCY LIGHTS IN HALLWAY

5) 55.05

Violation: NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.

Notes: NO CO DETECTOR IN BASEMENT

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PORTLAND FIRE DEPARTMENT

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6) 55.25

Violation: NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

Notes: NO SMOKES IN COMMON AREA OR BASEMENT

7) 89.05

Violation: NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.

Notes: BASEMENT WAS VERY MESSY

8) 89.15

Violation: NFPA 30- TABLE 9.6.2.1 FLAMMABLE/COMBUSTIBLE LIQUIDS STORAGE EXCEED LIMIT; SEE NFPA 30 TABLE 9.6.2.1 FOR SPECIAL OCCUPANCY LIMITS FOR FLAMMABLE AND COMBUSTIBLE LIQUID STORAGE.

Notes: GASOLINE STORED IN BASEMENT

Comments: