



**CITY OF PORTLAND**  
**Permitting and Inspections Department**

SENT VIA CERTIFIED MAIL

5/5/2022

ROBERT K JORDAN  
1050 ISLAND AVE  
LONG ISLAND, ME 04050  
njordan@long-island.lib.me.us

RE: 21 LOCUST ST  
PORTLAND, ME  
021 E003001

**NOTICE OF VIOLATION AND ORDER TO CORRECT**

To Robert K Jordan,

The City of Portland Permitting and Inspections Department inspected the above-referenced property on 5/5/2022 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. A reinspection is scheduled for **06/09/2022 10:00 AM** where I will confirm that all violations except for the required fire doors have been addressed. At this time, I will also need a plan of action from you regarding the installation of the required fire doors. A final inspection for the fire doors is scheduled for **12/30/2022 at 10am**

If you need to reschedule, you must contact us no less than 72 hours before your inspection date, at (207)756-8131 or (207)874-8557. Please be aware that reinspection's will only be rescheduled once. If you do not show for the scheduled reinspection you will be charged a \$150 re-inspection fee.

If you do not correct the attached violations by the dates given, then this matter will be referred to the City of Portland Corporation Counsel for legal action, and may include civil penalties in the minimum of \$100 per day, and other legal remedies.

This constitutes an appealable decision under Sec. 6-96 of the City of Portland Code of Ordinances. You may appeal this decision by filing an appeal within 10 days of the date on this notice. Please contact the Zoning Division at [zoning@portlandmaine.gov](mailto:zoning@portlandmaine.gov) for appeal forms. If you choose to not appeal this notice, then you may be barred from challenging the City's determinations in the future.

Please contact me at the email and phone number listed below if you have questions about the violations, corrections or timeline.

Sincerely,

Kevin Hanscombe

**NON-COMPLIANCE VIOLATION LIST**

<b>NAME</b>	<b>CODE DESCRIPTION</b>	<b>COMMENTS</b>	<b>Deadline</b>
NFPA 101-7.1.3.2.3	An exit enclosure shall not be used for any purpose that has the potential to interfere with its use as an exit or area of refuge.	All storage, including personal items, must be removed from the both the front and rear stairwells.	5/13/2022
NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	Loose, broken, and cracked plaster is required to be repaired in the rear stairwell to provide a code compliant fire and smoke rated protection.	6/9/2022
NFPA 101-31.3.4.5; City Code 10-3(a)(4)	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.	Code compliant combination smoke and carbon monoxide alarms are required to be installed in the common areas of the following units #1,#3,#4,#5,#6, and in the basement.  Code compliant smoke alarms must be installed in the following locations; 1. 2 bedrooms in unit #2 2. 1 bedroom in unit #3 3. 1 bedroom in unit #6 4. Replace all stairwell alarms. All alarms must be installed and inspected by the date provided.	6/9/2022
NFPA 101-31.2	1-hour fire rated doors and assemblies required, including self-closing and self-latching mechanisms. See NFPA 101-8.3.3 for details.	The existing doors leading from all units to the front and rear stairwells were unlabeled, not self-closing, do not have fire rated frames, and do not provide adequate protection for fire and smoke barrier requirements. You must install at least 60 minutes fire rated doors that self-close and latch positively for all unit exits in both the front and rear stairwell. (14)  a plan of action is required by 06/09/2022 to address and final inspection to take place by 12/30/2022	12/30/2022