



Permitting and Inspections Department  
Michael A. Russell, MS, Director

January 31, 2018

DOWTOWN LODGING LLC  
PO BOX 10250  
PORTLAND, ME 04104

**CBL: 026 F015001**  
**Located at: 273 CUMBERLAND AVE**

**Certified Mail 7014 1820 0001 4049 7413**

Dear DOWTOWN LODGING LLC,

An evaluation of the above-referenced property on **01/24/2018** shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on **03/01/2018** at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Matthew Sarapas", written over a horizontal line.

Matthew Sarapas  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> DOWTOWN LODGING LLC		<b>Inspector</b> Matthew Sarapas	<b>Inspection Date</b> 1/24/2018
<b>Location</b> 273 CUMBERLAND AVE	<b>CBL</b> 026 F015001	<b>Status</b> Violations Exist	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 54.315

**Violation:** NFPA 101- 29.2.9.1 EMERGENCY LIGHTING; EMERGENCY LIGHTING IN ACCORDANCE WITH SECTION 7.9 SHALL BE PROVIDED IN ALL BUILDINGS WITH MORE THAN 25 ROOMS.

**Notes:** Emergency light on third floor in the vicinity of room 3-9 is weak and should be repaired or replaced

2) 54.250

**Violation:** NFPA 101- 29.2.5.1 ARRANGEMENT OF MEANS OF EGRESS; ACCESS TO ALL REQUIRED EXITS SHALL BE IN ACCORDANCE WITH SECTION 7.5.

**Notes:** No separation exists between exit stairs. Owner shall apply for a permit within 30 days to create separation between egress stairs. Life safety plan reviewer for the city is willing to conduct a site visit to determine separation scheme to fire rate egress stairwells.

3) 54.575

**Violation:** NFPA 101- 29.7.4.1 FLOOR DIAGRAMS SHALL BE POSTED; A floor diagram reflecting the actual floor arrangement, exit locations, and room identification shall be posted in a location and manner acceptable to the authority having jurisdiction on, or immediately adjacent to, every guest room door in hotels and in every resident room in dormitories.

**Notes:**

4) 54.470

**Violation:** NFPA 101- 29.3.6.3.1 UNPROTECTED OPENINGS PROHIBITED FOR EXIT CORRIDORS; UNPROTECTED OPENINGS, OTHER THAN THOSE FROM SPACES COMPLYING WITH 29.3.6.3.2, SHALL BE PROHIBITED IN EXIT ACCESS CORRIDOR WALL AND DOORS.

**Notes:** Third floor has two skylight shafts with unrated walls that lead into the cockloft.

5) 54.460

**Violation:** NFPA 101- 29.3.6.2.3 DOORS TO EXIT CORRIDORS SHALL BE SELF-CLOSING; DOORS THAT OPEN ONTO EXIT ACCESS CORRDIORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

**Notes:** Unit doors need to self close throughout.

6) 54.350

**Violation:** NFPA 101- 29.3.2.2.1 HIGH HAZARD ROOM SEPERATED PER SECTION 8.7; ANY HAZARDOUS AREA SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 8.7

**Notes:** Laundry room requires one hour separation or a domestic sprinkler head over gas fired dryer.

7) 54.440

**Violation:** NFPA 101- 29.3.5.8 PORTABLE EXTINGUISHERS PROVIDED; In buildings other than those protected throughout with an approved, supervised automatic sprinkler system in accordance with 29.3.5.3, portable fire extinguishers shall be provided as specified in 9.7.4.1 in hazardous areas addressed by 29.3.2.2.

**Notes:** Multiple extinguishers noted with expired inspection tags.

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8) 54.420

**Violation:** NFPA 101- 29.3.4.5 SMOKE ALARMS INSTALLED IN GUEST ROOMS PER 9.6.2.10; AN APPROVED SINGLE-STATION SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH 9.6.2.110 IN EVERY GUEST ROOM AND EVERY LIVING AREA AND SLEEPING ROOM WITHIN A GUEST SUITE.

**Notes:** Missing or disabled smoke alarms noted in multiple rental rooms. Each sleeping room requires a hardwired battery back up photoelectric smoke alarm. Rooms: 1-2, 1-5, 2-2, 3-10, 3-2, 3-3

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9) 54.335

**Violation:** NFPA 101- 29.3.1.1 PROTECTION OF VERTICAL OPENINGS; VERTICAL OPENINGS SHALL COMPLY WITH 29.3.1.1.1 THROUGH 29.3.1.2.

**Notes:** As noted in violations of 12/1/2017, there are three large (2'x2') shafts that run from basement to the roof. Must be one hour fire rated.

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10) 6-113.(d)

**Violation:** EXTENSION CORDS.; No temporary wiring shall be used except extension cords which run directly from portable electrical fixtures to convenience outlets, ceiling or wall-type fixtures and which do not lie under rugs or other floor coverings, nor extend through doorways, transoms or similar openings through structural elements.

**Notes:** Room 2-10 is using multiple interconnected extension cords as permanent wiring.

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11) 69.20

**Violation:** PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED; KNOX BOXES ARE REQUIRED FOR ALL BUILDINGS WITH FIRE ALARM OR SUPPRESSION SYSTEMS.

**Notes:** As noted on 12/1/2017 inspection report, building is equipped with a fire alarm, must have a knox box installed.

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12) 69.25

**Violation:** PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 4.6.1 RESIDENTIAL UNITS SHALL BE DESIGNATED USING NUMERALS.

4.6.2 THE FIRST NUMERAL OF EACH RESIDENTIAL UNIT SHALL BE THE FLOOR DESIGNATION.

**Notes:** All sleeping rooms require appropriate labeling.

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**Comments:** Violations from 12/1/17 fire department inspection remain open. Additional violations noted.