

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**

June 22, 2017

<b>Responsible Party 1:</b> 11 TEMPLE MHR LLC PO BOX 7488 PORTLAND, ME 04112		11 TEMPLE MHR LLC C/O MUGAR ENTERPRISES, INC. 222 BERKELEY STREET, SUITE 1450 BOSTON, MA 02116
<b>Location</b> 1 TEMPLE ST	<b>CBL</b> 032 H005002	<b>Inspection Date</b> 6/21/2017
<b>Inspector</b> Curtis Magnuson	<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.

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.

<b>Violation</b>	<b>Proposed Date of Completion</b>
<b>NFPA 1- 18.2.2.1 FIRE DEPARTMENT KNOX BOX REQ;</b> 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. Properties with fire alarm systems and fire suppression systems require Knox access.	
<b>NFPA 1- 1.12.5.13 FIRE ALARM INSPECTION STICKER REQUIRED;</b> Permits shall be issued by the AHJ and shall bear the name and signature of the AHJ or that of the AHJ's designated representative. In addition, the permit shall indicate the following: (1) Operation or activities for which the permit is issued (2) Address or location where the operation or activity is to be conducted (3) Name and address of the permittee (4) Permit number and date of issuance (5) Period of validity of the permit (6) Inspection requirements and other permit conditions	
<b>NFPA 13- 6.2.6.4.3 RESIDUE ON SPRINKLER HEAD;</b> Sprinklers that have been painted or coated shall be replaced in accordance with the requirements of 6.2.6.2.2 Sprinkler heads in each theater have been painted black. They are not allowed to be painted.	
<b>NFPA 101-7.9 EMERGENCY LIGHTING</b>  All most all of the emergency lights failed to work when tested.	

Violation	Proposed Date of Completion
<p><b>NFPA 101- 7.8.1.1 EXIT SIGNS SHALL BE ILLUMINATED;</b> Illumination of means of egress shall be provided in accordance with section 7.8 for every building and structure where required in Chapters 11 through 43. For the purposes of this requirement, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of this requirement, exit discharge shall include only designated stairs, aisles, corridors, ramps, escalators, walkways, and exit passageways leading to a public way.</p> <p>When we shut off the breaker for the "EXIT" lights, none of them turned on from a back up power source.</p>	
<p><b>NFPA 101- 10.2.4.1 CEILING TILES MISSING;</b> The use of textile materials on walls or ceilings shall comply with one of the following conditions: (See NFPA 101-10.2.4.1 for conditions)</p> <p>Theater #1 and projection room</p>	
<p><b>NFPA 72 OCCUPANT NOTIFICATION REQUIRED;</b> See NFPA 72 in regards to the occupant notification requirements.</p> <p>The alarm panel and annunciator at the front door do not indicate what each zone covers.</p>	
<p><b>NFPA 70- ARTICLE 314.28 OPEN ELECTRICAL JUNCTION BOX;</b> Boxes and conduit bodies used as pull or junction boxes shall comply with 314.28 (A) through (D).</p> <p>Left side of screen in Theater #1. Located behind the screen on the left side.</p>	
<p><b>NFPA 70 LABEL ALL ELECTRICAL PANELS;</b> Refer to NFPA 70 for requirements regarding labeling of all electrical panels.</p>	
<p><b>FINAL DATE OF COMPLETED VIOLATION(S)</b></p>	<p>___/___/___</p>
<p><b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b></p>	<p>___/___/___</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.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Responsible Party

\_\_\_\_\_  
Date

\_\_\_\_\_  
Responsible Party

**SEEN AND AGREED**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fire Prevention Bureau