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20 Grant Street violations and planned corrections

1 message

Nicole Insanally <n.insanally@twc.com>
To: fireprevention@portlandmaine.gov

Wed, Dec 28, 2016 at 3:46 PM

ATTN: Inspector Magnuson & Captain Petrocelli

RE: Notice of Violations at 20 Grant Street and Order to Correct dated 11/17/2016

As the manager of 20 Grant, LLC, I am writing to inform you of the planned actions to correct the outstanding violations at 20 Grant Street in Portland, Maine.

1. NFPA 70 article 314.28. All open electrical junction boxes in the basement of the building will be covered in compliance with 314.28 (A) through (D) by April 1, 2017. Necessary work will be done by ATTNA construction or a licensed contractor.
2. NFPA 101-31.2.11 Escape window. After a discussion with Captain Petrocelli in which the legality of the 4 family status of the building was established through documentation from the City of Portland confirming such legality, it was determined that there may be some question as to the necessity of a larger window in the basement bedroom because of the location of the main egress in relation to the bedroom door. The bedroom door is within inches of the main egress. Captain Petrocelli indicated that he would review the ordinances pertaining to this situation to determine if a new window would be necessary in this configuration. If it is determined that an escape window is necessary, one will be installed by September 1, 2017.
3. NFPA 720- 5.5.6.1 CO Alarms required: this violation has already been corrected, as it was established that a new tenant had taken out the CO detector because it was beeping. All tenants were told not to tamper with or disconnect any safety equipment and our property manager ensured that all necessary equipment was present and functional.

Thank you very much for your time for inspecting on 11/17/16 and re-inspecting o 12/14/16. My apologies for not returning the original notice with proposed dates for completion and only with my signature. I misunderstood the notice and booked a re-inspection at too early a date before all work was completed, when I saw that the installation of temporary alarms was to be done immediately. Please inform me if you determine that a larger window will be necessary, see point 2 and/or if any other work is deemed necessary before re-inspection per our discussion on December 14, 2016.

Respectfully,

Nicole Insanally

Manager, 20 Grant, LLC

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