



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

November 17, 2017

HERBCO LLC
100 WILD FERN DR
LONGWOOD, FL 32779

CBL: 036 E021001
Located at: 1 SHERMAN ST

Certified Mail 7014 1820 0001 4049 7321

Dear Herbco Llc,

An evaluation of the above-referenced property on **11/16/2017** shows that the structure fails to comply with Chapter 10 of the Code of Ordinances of the City of Portland, Fire Prevention and Protection. 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 at which time compliance will be required. Failure to comply will result in this office **12/21/2017** 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 Chapter 10, Article III 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,

A handwritten signature in black ink, appearing to read "MS" or similar initials.

Matt Sarapas
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager Herbco Llc		Inspector Matthew Sarapas	Inspection Date 11/16/2017
Location 1 SHERMAN ST	CBL 036 E021001	Status Violations Exist	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 55.051					
Violation:	NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise specified by 7.2.1.8.3.				
Notes:	Adjust self closing hinges on all fire doors				
2) 55.530					
Violation:	CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.				
	4.6.1 Residential units shall be designated using numericals.				
	4.6.2 The first numerical of each residential unit shall be the floor designation.				
	4.6.3 In single floor buildings the floor designation shall be omitted.				
Notes:	Multiple doors missing unit numbers				
3) 1.156					
Violation:	NFPA 101-7.9 EMERGENCY LIGHTING				
Notes:	Hallway emergency light shall be maintained or removed.				
4) 55.161					
Violation:	NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.				
Notes:	Both bedrooms in Unit #8 need to be replaced, outdated and inaudible.				
5) 55.125					
Violation:	NFPA 101- 31.3.6.3.1 REPAIR CORRIDOR WALLS; UNPROTECTED OPENINGS, OTHER THAN THOSE FROM SPACES COMPLYING WITH 31.3.6.3.2, SHALL BE PROHIBITED IN EXIT ACCESS CORRIDOR WALLS AND DOORS.				
Notes:	Patch damaged plaster in corridors throughout to maintain 1 hour rating				
6) 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:	Basement				

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7) 55.001

Violation: NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: Tenant in unit #7 has stored items in the corridor blocking second egress door to unit.

8) 55.160

Violation: NFPA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements.

Notes: Basement. Combination smoke/co alarm may be used provided unit is of the photoelectric type.

9) 55.285

Violation: NFPA 101- 31.2.2.1.2 1-HOUR FIRE RATED EXIT ENCLOSURES AND DOORS; IN BUILDINGS USING OPTION 4, EXIT ENCLOSURES SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING, AND DOORS SHALL HAVE A MINIMUM 1-HOUR FIRE PROTECTION RATING.

Notes: 1 hour separation needed on each level between front and rear egress stairs. Owner shall apply for permit within 30 days, work to commence within 21 days of permit issuance.

10) 73.15

Violation: NFPA 101- 31.3.1.1.1 VERTICAL OPENINGS NOT FIRE RATED; VERTICAL OPENINGS SHALL BE ENCLOSED OR PROTECTED IN ACCORDANCE WITH SECTION 8.6.

Notes: Attic scuttle needs to be 1 hour fire rated

11) 73.25

Violation: NFPA 101-31.3.2.1 AND 31.3.2.1.1 PROTECTION OF HAZARDOUS AREAS NOT PROVIDED; ANY HAZARDOUS AREA SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 8.7.

THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED.

Notes: Gas fired clothes dryer needs sprinkler protection or one hour fire rated enclosure

Comments: