

# 354489

Portland, Maine



Yes, Life's good here.

December 17, 2015

Adam Elhadi

24 Mechanic St #1

Portland, ME 04101

CBL: 036 H013001

Located at 0024 MECHANIC ST

NOTICE OF INTENT TO PROSECUTE

Dear Owner/Manager/Occupant,

An inspection of the property located at the address referenced above revealed that the structure and premises fail to comply with NFPA 2009 Fire Code and/or NFPA Life Safety Codes. Attached is a list of those violations.

The above-referenced property is in violation of the Chapter 10, Fire Prevention and Protection, Article 1 of the Portland City Code (the "Code") and National Fire Protection Association (NFPA) 101 Life Safety Code. Please note that the Code is available online at [www.portlandmaine.gov](http://www.portlandmaine.gov).

This is a notice of intent to prosecute. As such, the matter is being referred to the City of Portland Corporation Council for legal action and possible civil penalties as provided for in Chapter 10, Fire Prevention and Protection, 10-25 of the Code and in Title 30- A.M.R.S.A. 4452.

Please be advised that you will need to contact the Fire Prevention Bureau at 207-874-8400 before the court date on the attached Reference to Court letter to either schedule a re-inspection or to submit a plan of action to correct these violations.

Sincerely,

A handwritten signature in cursive script that reads "A/C Keith Carter".

Portland Fire Department

Fire Prevention Bureau

**CITY OF PORTLAND  
PORTLAND FIRE DEPARTMENT**

380 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> Adam Elhadi		<b>Inspector</b> Sean Donaghue		<b>Inspection Date</b> 12/16/2015
<b>Location</b> 0024 MECHANIC ST		<b>CBL</b> 036 H013001	<b>Status</b> Failed	<b>Inspection Type</b> Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 69.05					
<b>Violation:</b>	PORTLAND FIRE DEPARTMENT CHAPTER 10 4.3.1, 4.3.2 BUILDING ADDRESS NOT MARKED ON BUILDING; 4.3.1 Signs shall be located in a position readily visible as approaching from the main access and approved by the Fire Department. Signs shall be illuminated or retro reflective on a contrasting background and the letter(s) size shall be approved by the Fire Department.				
	4.3.2 Street Address shall be clearly marked on the front of the building and building sign as approved by the Fire Department.				
<b>Notes:</b>	NUMBERS NEED TO FACE STREET SIDE, AREN'T VISIBLE ON APPROACH IN CURRENT POSITION				
2) 69.25					
<b>Violation:</b>	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.				
<b>Notes:</b>	ALL INTERIOR UNIT DOORS ARE UNMARKED				
3) 80.46					
<b>Violation:</b>	NFPA 101- 7.2.1.8.1 FIRE DOORS MUST BE SELF- OR AUTO-CLOSING; 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 permitted by 7.2.1.8.3.				
<b>Notes:</b>	1ST FLOOR LANDING TO PRIMARY STAIRWELL				
4) 55.25					
<b>Violation:</b>	NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; 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 and on all levels of the dwelling unit, including basements.				
<b>Notes:</b>	FIRST FLOOR LANDING HAS A NON-FUNCTIONING SMOKE DETECTOR ABOVE PRIMARY STAIRWELL DOOR				
5) 89.05					
<b>Violation:</b>	NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.				
<b>Notes:</b>	3RD FLOOR LANDING STORAGE OF COMBUSTIBLES IN EXIT STAIRS				

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6) 80.37

**Violation:** NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; REFER TO NFPA 101- TABLE 8.3.4.2 THAT STATES FIRE DOOR ASSEMBLIES FOR VERTICAL SHAFTS (INCLUDING STAIRWAYS, EXITS, AND REFUSE CHUTES) ARE RATED AND REQUIRED FOR 1 HOUR.

**Notes:** FIRST FLOOR DWELLING UNIT DOOR IS A HALF LIGHT, GLASS ISN'T FIRE RATED. FIRST FLOOR LANDING DOOR TO PRIMARY STAIRWELL IS HALF LIGHT DOOR, GLASS ISN'T FIRE RATED. UNIT DOORS THROUGHOUT DON'T APPEAR TO BE FIRE DOORS.

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**Comments:** Incomplete inspection, we were unable to access the secondary egress stairs, any dwelling units, and the basement. There are multiple doors, 1 on second floor and 1 on third floor, that are permanently closed and acting as walls, I believe those need to be removed and openings walled in but I didn't write them up as I would like fire prevention opinion/education.

STATE OF MAINE

DISTRICT COURT  
Location: Portland  
Docket No.

CITY OF PORTLAND and body politic and  
Corporate, located in the County of  
Cumberland and State of Maine,

Plaintiff,

**FIRE PREVENTION AND PROTECTION  
CODE VIOLATION**

**(M.R. CIV. P. 80H AND 80k)**

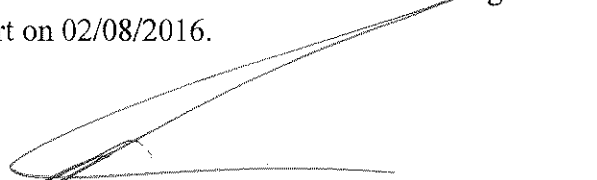
v.

Adam Elhadi  
Defendant

SUMMONS NUMBER: 354489

This matter has been referred to the Corporation Counsel's Office for immediate legal action with respect to the code violations detailed in the attached letter. It has been assigned the above summons number and will be filed with the Portland District Court and will be assigned for an initial appearance at the Portland District Court 205 Newbury Street Portland, Maine 04101 at 8:30 A.M. on 02/08/2016. Please contact Tori Ross in Fire Prevention at (207)-874-8400 or via e-mail at [meservev@portlandmaine.gov](mailto:meservev@portlandmaine.gov) to set up an in-person meeting to meet with somebody in the Fire Prevention Bureau to resolve these issues or make alternative arrangements to relieve you of the requirement to appear in Court on 02/08/2016.

Dated: 12/30/15



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Adam R. Lee, Esq. Bar No. 4143  
Associate Corporation Counsel  
City of Portland  
389 Congress St  
Portland, ME 04101  
207-874-8480