Hi Rita,

As long as Bob Menard signs off on the fire escape we will be okay.  Normally, we have an engineer evaluate the fire escape and write us a letter with his or her engineer's stamp but if Bob's willing to take on this liability by writing us a letter that he is signing off on the fire escape, that will be sufficient for the Fire Department.

Any questions please feel free to call us.

Thanks,

Keith

Keith Gautreau, Fire Captain
Fire Prevention Bureau
Portland Fire Department
380 Congress Street
Portland, ME 04101
(207)874-8405
kng@portlandmaine.gov

>>> "RITA YARNOLD" <cbayrea1@maine.rr.com> 10/12/2010 10:32 AM >>>

 John,

Just a note to let you know that Bob Menard from Ball & Chain Forge will begin re-welding every tread on the back fire escape at 559 Congress today. I understand that Bob has spoken with you about written certification of this work to the Portland Fire Department.

Please be advised that all of violations with an October 31, 2010 deadline, are also being addressed.

Thank you so much for your consideration.

Rita Yarnold

----- Original Message -----

**From:** John Martell

**To:** RITA YARNOLD

**Cc:** Keith Gautreau ; Benjamin Wallace

**Sent:** Thursday, September 30, 2010 10:47 AM

**Subject:** Re: 559 CONGRESS STREET/PLAN OF ACTION

Rita,

     It was good to talk with you today. Below is the list of items we talked about on the phone. Next to each violation I have written the requirement by Fire Prevention for a completion date, this is in red. We did go over each one on the phone but if you have any questions, please let me know.

     I want to reinforce our concern about the missing treads and integrity of the fire escape and the need to address this issue. You will notice in our response to that violation we require that the permit to begin work needs to be pulled by 10/9/2010.

     Thank you for your cooperation and your willingness to work with us on the plan of action and please reply that you have received this email. I am also sending you a hard copy of this plan of action for you to sign with a return envelope for you to use in sending the plan back to this office. If you have any questions, please contact me anytime.

John Martell

Fire Prevention Bureau

Portland Fire Department

Dear Firefighter Martell,

Thank you for your time in discussing a plan of action to correct the fire safety issues at my 559 Congress Street, Portland building.

Due to the current economic climate, I'd like to propose the following:

Violation 1, Fire Alarm System: I've begun the process with Mike Major from Cunningham Security and electrician, Mike Anderson to install a full building fire alarm system. I respectfully request an extension to have this project completed by June 30, 2011.—Fire Prevention requires that the complete Fire Alarm System be installed, tested and have a letter of certification from the installing company by March 31, 2011(6 months). Additionally, please notify Fire Prevention of the date that the permit for installation was pulled.

Violation 2, Building Construction Violation: I will have the ceiling repair completed by October 31, 2010.--OK

Violation 3, Fire Doors: I will have a 1 hour fire door assembly installed at the top of the basement stairs by October 31, 2010.--OK

Violation 4, Locking Door: I will lock the rear door permanently and remove the exit sign by October 31, 2010.--OK

Violation 5, Fire Extinguishers: I will install three Class 2A fire extinguishers for three commercial tenants by October 31, 2010.--OK

Violation 6, Electric Wiring: I will have the exposed electric wiring in the box next to the breaker panel repaired by October 31, 2010.--OK

Violation 7, Electric Wiring: I will have the broken light bulb and exposed wiring above the furnace, repaired by October 31, 2010.--OK

Violation 8: Fire Protection Equipment: I will have a Knox Box installed by March 31, 2011.—Fire Prevention requires that the Knox Box be installed and contain the appropriate, labeled keys to access the entire building by March 31, 2011.

Violation 1, Life Safety Requirements: I will require the 4th floor tenant to remove hallway obstructing items by October 31, 2010.--OK

Violation 2, Life Safety Requirements: I will have emergency lighting installed in accordance with NFPA 101 Life Safety Code by June 30, 2011.--OK

*Violation 3, Fire Doors: I will have one hour fire door assemblies ins*talled from every exit into main hallway by June 30, 2011.--OK

Violation 4, Fire Extinguishers: Please provide clarification as to what is required here (particularly, in relation to Violation 5 above).--We discussed.

Violation 5, Life Safety Requirements. (Please provide clarification that this item and Violation 4 above, are one and the same.)--We discussed.

Violation 6, Life Safety Requirements: (Please provide clarification that this item and Violation 1 above, are one and the same).--We discussed.

Violation 7, Building Construction Violation: I have met with Ball and Chain Forge, who is admittedly overbooked. Therefore, I propose that the fire escape treads are repaired by June 30, 2011.--Fire Prevention requires the **Immediate** repair of the entire fire escape on the rear of the building. Also a letter of certification by the repair company that the requirements of section 4.5.8.1 of NFPA 1 2009, are met in regards to the structural integrity of the fire escape. The fire escape is the second means of egress for the entire building and it's repair is the priority of this office. The permit to begin work must be pulled by 10/9/2010 with notification to Fire Prevetion by email.

Violation 8, Fire Protection Equipment: (Please provide clarification that this item and Violation 8 above, are one and the same.) --We discussed.

Thanks once again for your time and consideration. I look forward to clarification of the items that are unclear to me.

Sincerely,

Rita Yarnold

BAY REALTY PRESIDENT
2009 MAR PRESIDENT
559 CONGRESS STREET
PORTLAND, ME. 04101
207-775-3838 X 91
207-831-8356 cell
207-775-0146 fax
[www.bayrealtyassociates.com](http://www.bayrealtyassociates.com/)