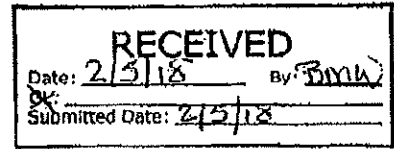


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

January 31, 2018

Responsible Party 1: 181 HIGH STREET LLC 6 WEST 20TH ST FIFTH FLOOR NEW YORK, NY 10011		
Location 173 HIGH ST	CBL 037 E006009	Inspection Date 12/13/2017
Inspector Sean Donaghue	Inspection Type FP Routine Inspection Commerci	Status 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.

You must send this form to the Fire Prevention Bureau no later than 2/28/2018.

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.

Violation	Proposed Date of Completion
NFPA 7-18.2.2.1 FIRE DEPARTMENT KNOX BOX REQ; 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 boxes. Knox Box required, no keys present currently	5.1.18
NFPA 1-1.12.5.13 FIRE ALARM INSPECTION STICKER REQUIRED; 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 Elevator room alarm panel requires proof of current inspection	5/1/18
NFPA 101-7.10.1.1 EXITS CLEARLY VISIBLE OR CONSPICUOUSLY INDICATED; Where Required; Means of egress shall be marked in accordance with section 7.10 where required in Chapters 11 through 43. High Street stairwell exit to Cumberland Ave requires illuminated exit sign with battery back-up	5/1/18 Work in Progress

Violation	Proposed Date of Completion
<p>NFPA 101- 7.9.1.1 EMERGENCY LIGHTING REQUIRED; Emergency lighting facilities for means of egress shall be provided in accordance with Section 7.9 for the following: (1) Buildings or structures where required in Chapters 11 through 43 (2) Underground and limited access structures as addressed in Section 11.7 (3) High-rise buildings as required by other sections of this code (4) Doors equipped with delayed-egress locks (5) Stair shaft and vestibule of smokeproof enclosures, for which of the following also apply: (a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smokeproof enclosure mechanical ventilation equipment (b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply (6) New access-controlled egress doors in accordance with 7.2.1.6.2</p> <p>Unable to test or verify operation of all emergency egress lighting. Scheduled for complete replacement in next few weeks as part of comprehensive electrical upgrade. Functional emergency lighting that can be tested on battery back-up required.</p>	<p>5.1.18</p> <p>Work has begun.</p>
<p>NFPA 70- ARTICLE 314.28 OPEN ELECTRICAL JUNCTION BOX; Boxes and conduit bodies used as pull or junction boxes shall comply with 314.28 (A) through (D).</p> <p>Over 4th floor Forest Ave stairwell door, next to 2nd floor High Street stairwell door</p>	<p>5.1.18</p> <p>In progress</p>
<p>NFPA 70 MISSING BREAKER IN PANEL; Refer to NFPA 70, National Electrical Code, for information on missing breakers in an electrical panel.</p> <p>Parking garage office and Electrical Room panels A & C all have missing breakers. Require breakers or blank covers to be installed.</p>	<p>5/1/18</p> <p>In Progress</p>
<p>NFPA 13- 6.8.2 FIRE DEPT. CONNECTION CAPS MISSING; Fire department connections shall be equipped with approved plugs or caps, properly secured and arranged for easy removal by fire departments.</p> <p>Standpipe system throughout missing caps, both center near elevator and by High Street stairwell.</p>	<p>4/1/18</p>
<p>NFPA 101- 7.2.1.8.1 FIRE DOOR(S) BLOCKED OPEN; 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</p> <p>Stairwell doors throughout blocked open. Blocks removed, must remain closed at all times.</p>	<p>5/1/18</p> <p>In Progress</p>
<p>NFPA 10- 7.1.1 FIRE EXTINGUISHERS NEED ANNUAL SERVICE; The owner or designated agent or occupant of a property in which fire extinguishers are located shall be responsible for inspection, maintenance, and recharging.</p> <p>Elevator room extinguisher has no service tag present.</p>	<p>1/17/18</p>
<p>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.</p> <p>Contrasting numbers greater than 4 inches in height easily visible from street required.</p>	<p>4/1/18</p>
<p>PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED; Knox Boxes are required for all buildings with fire alarm or suppression systems.</p> <p>City ordinance dictates any alarm panel requires the presence of knox box.</p>	<p>5/1/18</p>
<p>NFPA 54- 9.6.4 UTILITY DISCONNECTS BLOCKED; Each appliance connected to a piping system shall have an accessible, approved manual shutoff valve with a nondisplaceable valve member, or a listed gas convenience outlet. Appliance shutoff valves and convenience outlets shall serve a single appliance only and shall be installed in accordance with 9.6.4.1.</p> <p>No storage permitted 3 feet in front and to the sides of any electrical panel. Metal gate stored in front of electrical panel in electrical room.</p>	<p>2/20/18</p>

Violation	Proposed Date of Completion
<p>NFPA 101- 7.2.1.9.2 CORRIDOR DOORS MUST SELF-CLOSE AND SELF-LATCH; Where door leaves are required to be self-closing or self-latching and are operated by power upon the approach of a person, or are provided with power-assisted manual operation, they shall be permitted in the means of egress where they meet the following criteria: 1. The door leaves can be opened manually in accordance with 7.2.1.9.1 to allow egress travel in the event of power failure. 2. New door leaves remain in the closed position, unless actuated or opened manually. 3. When actuated, new door leaves remain open for not more than 30 seconds. 4. Door leaves held open for any period of time close and the power-assist mechanism ceases to function upon operation of approved smoke detectors installed in such a way as to detect smoke on either side of the door opening in accordance with the provisions of NFPA 72. 5. Door leaves required to be self-latching are either self-latching or become self-latching upon operation of approved smoke detectors per 7.2.1.9.2(4). 6. New power-assisted swinging door assemblies comply with BHMA/ ANSI A156.19.</p> <p>Stairwell fire doors must all self close appropriately. Please repair or replace any door that doesn't auto close.</p>	<p>7/1/18 SP Plus New Maint. EE to repair OR Knowles</p>
<p>NFPA 101- 7.2.2.1.1 STAIRS REQUIRE REPAIR; Stairs shall meet the following criteria: (1) New stairs shall be in accordance with Table 7.2.2.2.1.1(a) (2) Existing stairs shall be permitted to remain in use, provided that they meet the requirements for existing stairs shown in Table 7.2.2.2.1.1(b) (3) Approved existing stairs shall be permitted to be rebuilt in accordance with the following: (a) dimensional criteria of table 7.2.2.2.1.1(b) and other stair requirements of 7.2.2 (4) The requirements for new and existing stairs shall not apply to stairs located in industrial equipment access areas where otherwise provided in 40.2.5.2.</p> <p>Stair-treads throughout noted to be loose and unstable requiring repair.</p>	<p>7/1/18 SP Plus maint. to work w/ Knowles</p>
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>_____</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</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.

2/28/2018

Date

D. Pawluch - Cook, SP+

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau

Violation	Proposed Date of Completion
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<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>_____</p>
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Capt.  2/27/18

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Fire Prevention Bureau