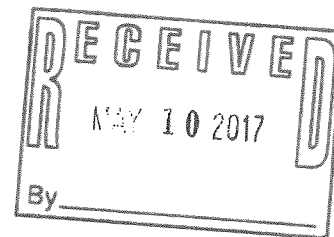


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

April 12, 2017

Responsible Party 1: CENTER CITY PLAZA ASSOC 167 PERRY ST 5D NEW YORK, NY 10014		
Location 510 CONGRESS ST	CBL 037 H010001	Inspection Date 3/22/2017
Inspector Brad James	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 4/30/2017.

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 1- 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 access. Knox Box is located at 77 Free St. Need new keys for 516 Congress, CVS, LSDA and 2nd floor.	5 / 15 / 17 ORDERED KNOX BOX, REQUIRES AFD APPROVAL TO KNOX CO. FOR SHIPPING.
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. CVS rear exit needs signage indicating EMERGENCY EXIT on door separating store from storage area. It currently says Employees Only.	5 / 15 / 17 SIGN ORDERED, TENANT NOTIFIED.
NFPA 101- 7.5.1.1 AND 7.5.1.1.1 OBSTRUCTED EGRESS; Exits shall be located and exit access shall be arranged so that exits are readily accessible at all times (7.5.1.1). 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 access 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 (7.5.1.1.1). Bridal shop 2nd floor front and rear including the rear stairwell.	5 / 15 / 17 TENANT NOTIFIED

Violation	Proposed Date of Completion
<p>1-4.5.8 MAINTENANCE, INSPECTION, AND TESTING; WHENEVER OR WHEREVER ANY DEVICE, EQUIPMENT, SYSTEM, CONDITION, ARRANGEMENT, LEVEL OF PROTECTION, FIRE-RESISTIVE CONSTRUCTION, OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, SUCH DEVICE, EQUIPMENT, SYSTEM, CONDITION, ARRANGEMENT, LEVEL OF PROTECTION, FIRE-RESISTIVE CONSTRUCTION, OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOUSLY MAINTAINED.</p> <p>Emergency lights in numerous locations throughout the building.</p>	<p>5 / 15 / 17 ELECTRICIAN HIRED, TESTING/REPAIR IS IN PROGRESS.</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. Old electrical panel in the basement near old boiler room needs a cover or wires terminated. Bridal shop behind customer service desk.</p>	<p>5 / 15 / 17 ELECTRICIAN NOTIFIED</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). CVS storage area near HVAC system needs to be kept clear. Bridal shop near electrical panel.</p>	<p>5 / 15 / 17 ELECTRICIAN NOTIFIED</p>
<p>NFPA 1- 19.1.2 INSIDE STORAGE NOT ORDERLY; Persons owning or having control of any property shall not allow any combustible waste material to accumulate in any area or in any manner that creates a fire hazard to life or property. CVS storage area near HVAC system needs to be kept clear.</p>	<p>5 / 15 / 17 TENANT NOTIFIED</p>
<p>N.F.P.A. 101 CHP. 31.3.3.2 HOLE IN CEILING NEEDS REPAIR; Interior Wall and Ceiling Finish Interior walls and ceiling finish materials complying with 10.2 shall be permitted as follows: 1) Exit enclosures -- Class A or class B 2) Lobbies and corridors--Class A or Class B 3) Other spaces Class A, or Class B, or Class C CVS in IT/managers office near storage area. Rear elevator foyer 2nd floor ceiling. Room across rear elevator foyer 2nd floor.</p>	<p>WORK ORDER ISSUED. 6/16/17</p>
<p>CITY OF PORTLAND CODE CHAPTER 10- 21.5 HAZARDOUS MATERIALS MANAGEMENT CABINET REQUIRED; Buildings required to comply with tier 2 shall provide a hazardous materials management cabinet on the exterior of the building. This shall also comply with Section 10-21.5 of Portland City Codes. See www.portlandmaine.gov/citycode.htm. Basement in old boiler room needs paint cans removed from building or properly stored.</p>	<p>WORK ORDER ISSUED. 6/16/17</p>
<p>NFPA 1- 13.3.3.1 SUPPRESSION SYSTEM NEEDS SERVICE; A sprinkler system installed in accordance with this code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition. Vacant 2nd floor computer server area needs FM200 extinguishing agent system serviced or sprinkler heads reinstalled to protect area.</p>	<p>SPRINKLER COMPANY NOTIFIED, WILL TAKE ACTION AT NEXT SERVICE. 6/16/17</p>
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>___ / ___ / ___</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>___ / ___ / ___</p>

CAPT. B

CAPT. B

CAPT. B

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.

4/30/17

Date

CENTER CITY PLAZA ASSOCIATES

Responsible Party

Date

Responsible Party

SEEN AND AGREED

5/11/17

Date

CAPT. J.B. [Signature] # 17

Fire Prevention Bureau