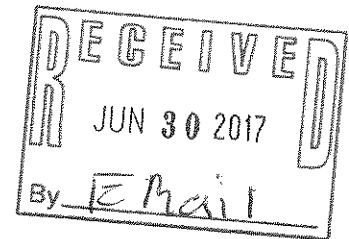


CITY OF PORTLAND
FIRE PREVENTION BUREAU
380 Congress Street, Portland, Maine 04101
fireprevention@portlandmaine.gov
(207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

BRICKLIGHT PROPERTIES LLC
111 Commercial St, Suite 203
PORTLAND, ME 04101

April 20, 2017

Location 65 HIGH ST	CBL 040 A015001	Inspection Date 4/10/2017
Inspector John Cenate	Inspection Type FP Routine Inspection	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 5/15/2017.

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 101- 31.3.7 FLOOR/ CEILINGS ASSEMBLY NOT SMOKE-TIGHT; In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, in addition to the following criteria to be met. <i>→ wall like clarification</i> BASEMENT	<u>7</u> / <u>31</u> / <u>17</u>
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. ALL APARTMENTS	<u>8</u> / <u>15</u> / <u>17</u>
NFPA 101- 7.1.8 STAIR GAURDS MUST BE REPAIRED; Guards in accordance with 7.2.2.4 shall be provided at the open sides of means of egress that exceed 30 inches above the floor or the finished ground level below.	<u>8</u> / <u>15</u> / <u>17</u>
NPFA 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. OUTSIDE FIRE ESCAPE STAIRS NEED REPAIR	<u>8</u> / <u>31</u> / <u>17</u>

Violation	Proposed Date of Completion
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. APT 6 AND 7 HARDWIRE SMOKES	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed. ✓
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. STORAGE IN THE STAIRWAY	____/____/____ COMPLETED
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. ALL APARTMENTS	12 / 31 / 17
FINAL DATE OF COMPLETED VIOLATION(S)	6 / 1 / 18
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	____/____/____

See
ATTACHED

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.

6/7/17

Date

Responsible Party

As Manager for Bright & Ruby M...
at manager of 65 HIGST

Date

Responsible Party

SEEN AND AGREED

7/2/2017

Date

Capt. Petrucci

Fire Prevention Bureau

Addendum to the Plan of Action (POA)

Bricklight Realty Management (BRM) as manager of the property – 65 High Street authorized by its owner, Bricklight Properties LLC is prepared to meet the following proposed timeframe.

July 1, 2017

- Commencement of replacement of any non 1 ¾ inch wood-core doors with 1 ¾ inch wood-core doors with self-closing hinges.
- Continuation of CAD drawings of the building

October 1, 2017

- Completion of CAD drawings of building
- Protection Professionals will submit to the Portland Fire Department a detailed installation plan for their approval including – alarm and annunciator locations and technical aspects

December 31, 2017

- Completion of all doors and closing mechanisms.

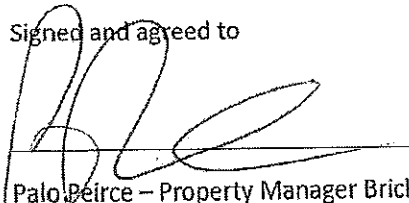
January 1, 2018

- Protection Professionals and BRM will file for a permit with the City of Portland to install the centrally monitored system

June 1, 2018

- Contingent on permitting timeline within City of Portland, system will be installed and operational

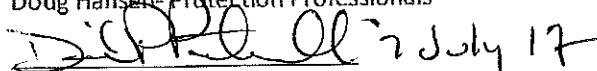
Signed and agreed to



Palo Peirce – Property Manager Bricklight Realty Management

 6-30-17

Doug Hansen - Protection Professionals

 2 July 17

Captain David Petrucilli – Portland Fire Department

