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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

1-95 PORTLAND PORTFOLIO October 27, 2016
 3250 SACRAMENTO ST
 SAN FRANCISCO CA 94115

Location 28 HIGH ST	CRL 044 A009001	Inspection Date 10/11/2016
Inspector Steven Hall	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 complete the proposed date of completion column by proposing a reasonable timeframe to remedy each violation. This form must be received by the Fire Prevention Bureau no later than 11/15/2016. 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.

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 101-7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; The separation shall have a minimum 1-hour fire resistance rating where the exit connects three or fewer stories. Need fire doors throughout	12/31/17
NFPA 101-7.10.9 TESTING AND MAINTENANCE EXIT SIGNS REQUIRE MAINTENANCE; 7.10.9.1 Inspections. Exit signs shall be visually inspected for operation of the illumination sources at intervals not to exceed 30 days. 7.10.9.2 Testing. Exit signs connected to, or powered with, a battery-operated emergency illumination source shall be tested and maintained in accordance with 7.9.3. 7.9.3 Periodic Testing of Emergency Equipment 7.9.3.1 Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3. 7.9.3.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows: (1) Functional testing shall be conducted monthly with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2). (2) The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction. (3) Functional testing shall be conducted annually for a minimum 1-1/2 hours if the emergency lighting system is battery powered. (4) The emergency lighting equipment shall be fully operational for the duration of the test required by 7.9.3.1.1(1) and (3). (5) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction. Exit sign damaged front stairs and not illuminated in rear stairwell	12/31/17 COMPLETED

Violation	Proposed Date of Completion
NFPA 720- 5.5.5.1 CO ALARMS REQUIRED: The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 8. Need CO detectors in apartments	IMMEDIATELY install temporary alarms where required. Your signature below indicates that COMPLETE temporary alarms have already been installed.
NFPA 70 MISSING BOX COVERS: Refer to NFPA 70, National Electrical Code, on standards for missing box covers. Need a cover over receptacle in rear stairwell	COMPLETE
NFPA 70 MISSING BREAKER IN PANEL: Refer to NFPA 70, National Electrical Code, for information on missing breakers in an electrical panel. Need a cover in electrical panel	7/15/17
NFPA 1, CHAPTER 10 - 10.11.5 HIBACHI OR GRILL ON BALCONY: NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICES USED FOR COOKING, HEATING, OR OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BALCONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FT OF ANY STRUCTURE Grills on rear decks	7/15/17

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 §§ 1-13 and 10-28, and 30-A M.R.S. § 4452 and may be subject to further legal action.

Date: 6/30/17
 Responsible Party: [Signature] SEE ATTACHED
AS ANNOUNCED PER 1-95 PORTLAND ORDINANCE

Date: _____
 Responsible Party: _____
SEEN AND AGREED

Date: 7/15/2016
 Date: 7 July 2017
 Responsible Party: CAPT PETRUCCELLI
 Fire Prevention Bureau
DPP

Addendum to the Plan of Action (POA)

Bricklight Realty Management (BRM) as manager of the property – 28 High Street authorized by its owner, I-95 Portland Portfolio I is prepared to meet the following proposed timeframe.

July 1, 2017

- Commencement of replacement of any non 1 ¼ inch wood-core doors with 1 ¼ 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.

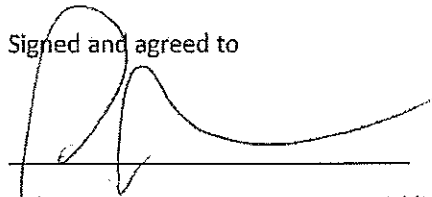
January 1, 2018

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

May 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

Doug Hansen 6-30-17

Doug Hansen- Protection Professionals

David Petrucilli 7 July 17

Captain David Petrucilli – Portland Fire Department

