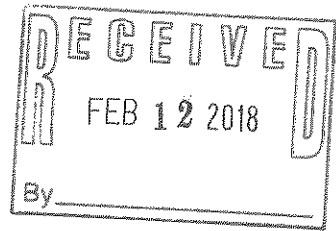


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

59 STATE ST LLC
 657 CONGRESS ST 1ST FLOOR
 PORTLAND, ME 04101

November 16, 2017

Location 59 STATE ST	CBL 044 B047001	Inspection Date 10/18/2017
Inspector Sean Donaghue	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 12/15/2017.

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
No 1 PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED; Knox Boxes are required for all buildings with fire alarm or suppression systems. All keys in the the knox box need to be updated	2 / 16 / 2018
No 2 NFPA 101-7.2.4.3.1 FIRE BARRIER REQUIRES MAINTENANCE; Fire barriers separating buildings or areas between which there are horizontal exits shall have a minimum 2-hour fire resistance rating, unless otherwise provided in 7.2.4.4.1, and shall provide a separation that is continuous to the finished grounded level. Throughout building, holes in walls, ceilings, stairwells. Notably main entry near ceiling, immediately to the right upon entering inner door	_____ / _____ / _____ COMPLETED ALREADY
No 3 PORTLAND FIRE DEPARTMENT CHAPTER 10 FIRE ALARM INSPECTION STICKER REQUIRED; Provide annual fire alarm inspection sticker at the annunciator. This sticker must be provided by a licensed master fire alarm company. A list of licensed master fire alarm companies can be found at: www.portlandmaine.gov/fireprevention . Panel showing sticker from 6/2016, please update recertification/sticker	_____ / _____ / _____ COMPLETED ALREADY
No 4 NFPA 720- 5.5.6.1 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 6. Combination detectors required in common arears of all units, none noted in units on 6, 5, and 4. Please ensure all units throughout building are equipped with combo detectors	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
No 5 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. Basement, near unit 69 to protect egress hallway	SEE _____ / _____ BELOW

Violation	Proposed Date of Completion
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. Bikes and other storage in egress hallways throughout, no storage permitted in egress hallways	COMPLETED ALREADY
NFPA 70- 4.10.8 BROKEN LIGHT FIXTURE; Luminaries shall be installed such that the connections between the luminaire conductors and circuit conductors can be inspected without requiring the disconnection of any part of the wiring unless the luminaries are connected by attachment plugs and receptacles. 6th floor maine stairwell brokne, hanging light fixture	___/___/___ COMPLETED ALREADY
NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS; Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical reaction, or overheating. Electrical meters in closets in side egress hallways all have exposed wiring connections. Please ensure there are no expsed wires or connections throughout building	___/___/___ COMPLETED ALREADY
NFPA 70 MISSING BREAKER IN PANEL; Refer to NFPA 70, National Electrical Code, for information on missing breakers in an electrical panel. Electrical panels in closets in side egress hallways all have missing fuses. Please ensure all openings have fuses or blanks in them.	COMPLETED ALREADY
NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; The areas described in Table 31.3.2.1.1 shall be protected as indicated: Boiler and fuel-fired heater rooms serving more than a single dwelling unit (minimum separation/protection is 1 hour or sprinklers) Gas dryers in basement laundry areas require sprinkler protection	COMPLETED ALREADY
NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; Refer to NFPA 101- Table 8.3.4.2 that states fire door assenblies for vertical shafts (including stairways, exits, and refuse chutes) are rated and required for 1 hour. Egress stairwells at either side of building aren't protected by fire doors, wooden doors with half light glass/plexiglass on all floors require replacement.	___/___/___ SEE BELOW
FINAL DATE OF COMPLETED VIOLATION(S)	___/___/___
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	___/___/___

No 6

No 7

No 8

No 9

No 10

No 11

NO 1 KEYS ALREADY UPDATED, WAITING FOR RETURN PHONE CALL FROM YOUR DEPARTMENT FOR A TIME TO MEET @ LOCKED KNEX BOX TO EXCHANGE KEYS

NO 3 MORRIS DID INSPECTION, MAY, 2017 AND FORGOT TO PUT STICKER ON THE BOX. THEY HAVE RETURNED AND INSTALLED THE STICKER.

NO 10 TWO SPRINKLER HEADS INSTALLED

NO 6 AND NO 11 ARCHITECT, JOHN LEASURE, IS SUBMITTING TO JASON GRANT OF YOUR DEPARTMENT, BY 2-16-2018 HIS THREE PAGE PLAN FOR YOUR APPROVAL OF WHAT IS PROPOSED TO BE DONE.


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

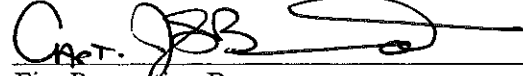
I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Fire Prevention Bureau prior to the deadline to request an extension, which is entirely within the Bureau's discretion to grant or deny.

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. PLEASE TELEPHONE ADAM RICE @ 332-4533 TO SCHEDULE A REINSPECTION OF COMPLETED ITEMS.

Date	Responsible Party
2-09-2018	GEOFFREY RICE FOR 59 STATE STREET 
Date	Responsible Party

SEEN AND AGREED

Date	 Fire Prevention Bureau
2/12/18	