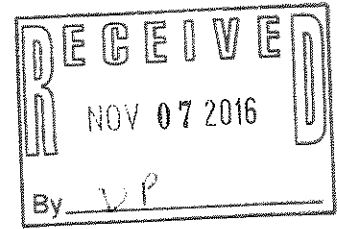


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

October 5, 2016

Responsible Party 1: LOW INCOME PROPERTIES LLC & MGO P 251 DANFORTH ST PORTLAND, ME 04102		Responsible Party 2: Hoffman Dan 251 Danforth Street Portland, ME 04102
Location 36 STATE ST	CBL 044 C013001	Inspection Date 10/1/2016
Inspector Michael Sargent	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 10/30/2016. 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 101-7.9.3 EMERGENCY LIGHTS REQUIRE MAINTENANCE; 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. basement emergency light missing wires exposed	11/30/16
NFPA 13 SPRINKLER SYSTEM INSPECTION TAG; NFPA 13 covers the annual maintenance, inspection, and record keeping requirements for sprinkler system inspection tags. basement sprinkler needs to be inspected	11/30/16
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. excessive wood storage in basement	11/30/16

Violation	Proposed Date of Completion
<p>NFPA 101- 7.2.1.8.1 FIRE DOOR 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. basement door to first floor hall propped open</p> <p style="text-align: center;"><i>Done.</i></p>	<p>IMMEDIATELY remove all blocks or chocks from fire doors, ensuring that they close fully. Your signature below indicates that all fire doors are fully closed and will not be blocked open in the future.</p>

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.

10 17 16
Date

[Signature]
Responsible Party *Don Thayer*

Date

Responsible Party

SEEN AND AGREED

11/07/2016
Date

CAPT PORRUSCELLI
Fire Prevention Bureau

Sprinkler Systems Inspection Corp. ~ P.O. Box 7133 ~ Lewiston, Maine 04243-7133 ~ (207) 344-6750

Building Inspection Report Wet Sprinkler System

Bldg Name: 36/38 Sibley St. Acct#: _____ Inspector: S. Cole Date: 1/15/13

Location: P.O. Box 7133 Frequency: Annual Semiannual Quarterly Vlv Tag# 29824
29825

General	Y	N	N/A	General	Y	N	N/A
Prior to freezing season, owner is responsible for securing building and properly heating it.				Known gauges appear to be in satisfactory condition	X		
Owners Rep Initial: _____	X			Sprinkler riser area clear of obstructions	X		
Is the building occupied	X			Exposed pipe hangers appear to be in satisfactory condition	X		
Property appears without addition/alteration since last inspection - This info. supplied by owner's rep	X			Was a water flow test made. <i>If not, explain why:</i>	X		
Is exposed sprinkler piping free of external loads	X			Fire department connection appears to be in good condition with caps			X
Exposed piping appears free of leakage, mechanical damage and corrosion	X			Fire department connection is easily accessible and visible			X
Are spare sprinklers and wrench available in emergency sprinkler cabinet <u>No Box or 1/2 inch</u>		X		Is system tied into: <input type="checkbox"/> Fire department <input type="checkbox"/> Alarm company			
Exposed sprinklers appear to be installed in the proper orientation (e.g., upright, pendent, HSW)	X			Did mechanical water flow device test satisfactory		X	
Exposed sprinklers appear free of foreign materials	X			Did semiannual electric alarm test satisfactory		X	
Exposed sprinklers appear free of corrosion	X			Did semiannual supervisory switch test satisfactory		X	
It appears minimum clearance is maintained below sprinklers	X			Does control valve have: <input type="checkbox"/> Tamper switch <input type="checkbox"/> Lock and chain		X	
Are all known valves open and operable	X			Was system left in service	X		
All other known valves appear in good condition	X			Was alarm panel clear	X		
Do all known valves have identification signs		X		If not, explain why:			
Antifreeze solution tested annually on known loops. Owner supplied locations. <i>List location and results:</i>			X	Witnessed by:			

Alarm Valve & Control Valve Information

Year	Make	Model/Type	Size	Serial #	Location
-	Potter	VSR-5A	1"	-	Basement

Location of Inspector's Test Valve

Water Flow Test (City Pressure Only)

Test Pipe Located	Size Test Pipe	Pressure Before	Flow Pressure	Pressure After
2nd Dr. in Room	1"	100	30	75

Water Pressure:

City _____
House 100

General Notes / Recommendations

This is a 5 year old system which is good. System covers all the basement / Alarm panel tests. In system / Bell on outside not working.

Customer Signature: _____