



Portland Fire Department

10/21/2019

RICHARD HARRIS
103 LOUDEN RD
SACO, ME 04072

HARRIS PROPERTIES
48 DEERING AVE
PORTLAND, ME 04101

RE: 62 STATE ST
PORTLAND, ME

044 C026001

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**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 6/26/2018 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by the dates given on the attached.

A reinspection of your property will take place on 11/21/2019 10:00:00AM .

Please contact the Fire Prevention Bureau at 874-8400 if you have any question about your reinspection. If the violations are not corrected at the time of reinspection, you will be charged a \$150 failed reinspection fee.

If you do not correct the attached violations, then this matter may be referred to the City of Portland Corporation Counsel for legal action, including civil penalties and other legal remedies.

Thank you for keeping the City of Portland safe.

Sincerely,

Captain John Brennan
Fire Prevention Bureau
City of Portland

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
PFD Rules, 4.6	Unit or suite numbers must be clearly marked on doors, with the first numeral of each residential unit being the floor designation.	There is a door in the basement 3rd from the right of the middle stairwell that needs to be labeled as the electrical panel room. Also, each unit must be clearly labeled with it's apartment number	1/23/2018
NFPA 101-31.3.4.5; City Code 10-3(i)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level, including the basement.	Each apartment is required to have hardwired smoke detectors in each sleeping area and immediately outside the bedrooms.(There are 3 apartments that have zero protection. Apts #25, #36, penthouse). IMMEDIATELY install temporary alarms where required. Fully compliant, permanent alarms must be installed by the date given.	2/15/2018
NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	In the basement, second door to the right from the middle stairwell, there is a large hole in the ceiling that requires repair.	2/15/2018
NFPA 101-8.3.3.3	Fire doors must be self- or auto-closing.	Every apartment door needs self closing/latching hardware. (Capt Pirone is checking on this requirement due to the building being sprinkler protected)	2/15/2018
NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	In some 1st floor apartments, the vertical opening to the crawl space from each closet needs to be properly enclosed.	2/15/2018
City Code 10-3(l)	Photoelectric, hardwired with battery backup Carbon Monoxide alarms are required in each unit, and on each level, including basements.	Hardwired CO detectors are required in each apartment in the common area. (There are 3 apartments that have zero protection. #25, #36 ,penthouse). IMMEDIATELY install temporary CO alarms where required. Fully compliant, permanent alarms must be installed by the date given.	2/15/2018
NFPA 101-24.2.2, 31.2.1.2	Each sleeping room shall have at least two means of escape, independent of and remote from the other.	All basement apartments have no seconds means of egress from inside. The windows do not qualify as egress. Unsure if this is required due to sprinkler protected building This violation must be corrected by the date given or, if a permit is required, a complete permit application must be submitted by that date.	2/15/2018

NFPA 101-4.5.8, 7.9.3	Emergency lights must be kept in good working order.	Light in the basement hallway near the trash room needs to be operational	2/15/2018
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PFD Rules, Ch. 3	Knox Boxes are required for all buildings with fire alarm or suppression systems.	There is a new knox box at the location however, the keys for apartment entry are not present	2/15/2018
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