



Permitting and Inspections Department
Michael A. Russell, MS, Director

February 2, 2018

TEMPO DULU LLC
6 ROCKBROOK DR
CAMDEN, ME 04843

CBL: 044 H003001
Located at: 163 DANFORTH ST

Certified Mail 7017 2680 0000 5498 1389

Dear TEMPO DULU LLC,

An evaluation of the above-referenced property on **02/01/2018** shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30** days of the date of this notice. A re-inspection of the premises will occur on _____ at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Jason Grant", written over a horizontal line.

Jason Grant
Fire/Plan Review

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

February 2, 2018

Location 163 DANFORTH ST	CBL 044 H003001	Inspection Date 2/1/2018
Inspector Jason Grant	Inspection Type FP Complaint	Status Violations Exist

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 2/30/2018.

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- 29.2.9.1 EMERGENCY LIGHTING; Emergency lighting in accordance with Section 7.9 shall be provided in all buildings with more than 25 rooms. Several Emergency lights are not working. All Emergency lighting needs to be inspected and repaired as needed.	
NFPA 101- 29.2.9.1 EMERGENCY LIGHTING; Emergency lighting in accordance with Section 7.9 shall be provided in all buildings with more than 25 rooms. Emergency light in 2nd floor stairway is to close the sprinkler head and is causing an obstruction to the sprinkler head. Either the sprinkler head or the E light needs to be moved.	
NFPA 101- 29.2.9.1 EMERGENCY LIGHTING; Emergency lighting in accordance with Section 7.9 shall be provided in all buildings with more than 25 rooms. A new emergency light is needed on the third floor in the stairway area.	
NFPA 101- 29.3.4.3.1 NOTIFICATION PROVIDED AUTOMATICALLY PER 9.6.3; Occupant notification shall be provided automatically in accordance with 9.6.3. The 4th floor cupola needs to have a fire alarm notification device added to the area.	
NFPA 101- 29.3.4.2 FIRE ALARM INITIATION; The required fire alarm system shall be initiated by each of the following: (1) Manual means in accordance with 9.6.2, unless there are other effective means to activate the fire alarm system, such as complete automatic sprinkler or automatic detection systems, with manual fire alarm box in accordance with 29.3.4.2(2) required (2) Manual fire alarm box located at the hotel desk or other convenient central control point under continuous supervision by responsible employees (3) Required automatic sprinkler system (4) Required automatic detection system other than sleeping room smoke detectors A manual pulls station needs to be added to the 3rd floor stairway area and the 4th floor cupola area..	

Violation	Proposed Date of Completion
<p>NFPA 101- 29.3.5.3 SPRINKLER SYSTEM INSTALLED PER SECTION 9.7; Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with Section 9.7, as modified by 29.3.5.4 and 29.3.5.5. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R, shall be permitted.</p> <p>The fire sprinkler system is obstructed by the drop ceiling in the basement housekeeping unit. Sprinkler coverage needs to be brought below the drop ceiling or only melt away ceiling tiles may be used in that area.</p>	
<p>NFPA 101- 29.3.4.5 SMOKE ALARMS INSTALLED IN GUEST ROOMS PER 9.6.2.10; An approved single-station smoke alarm shall be installed in accordance with 9.6.2.110 in every guest room and every living area and sleeping room within a guest suite.</p> <p>Battery operated smoke detectors are required in every guest bedroom and in the living areas of suits. One guest room was missing a detector and one living space did not have a detector.</p>	
<p>NFPA 101- 29.3.4.5 SMOKE ALARMS INSTALLED IN GUEST ROOMS PER 9.6.2.10; An approved single-station smoke alarm shall be installed in accordance with 9.6.2.110 in every guest room and every living area and sleeping room within a guest suite.</p> <p>House keepers room shall have a smoke / CO detectors installed in the bedroom and the living space.</p>	
<p>NFPA 101- 29.3.5.8 PORTABLE EXTINGUISHERS PROVIDED; In buildings other than those protected throughout with an approved, supervised automatic sprinkler system in accordance with 29.3.5.3, portable fire extinguishers shall be provided as specified in 9.7.4.1 in hazardous areas addressed by 29.3.2.2.</p> <p>Older empty fire extinguisher in the basement needs to be serviced and mounted or removed from the building</p>	
<p>NFPA 101- 29.2.1 GENERAL; Refer to NFPA 101 for general information on means of egress requirements for existing hotels and dormitories.</p> <p>A fire alarm location sign indicating where the fire alarm panel is in the basement is needed because the panel is not visible from most areas in the basement.</p>	
<p>NFPA 101- 29.2.1 GENERAL; Refer to NFPA 101 for general information on means of egress requirements for existing hotels and dormitories.</p> <p>Electrical appliances must be plugged directly into an electrical outlet without the use of extension cords. The light in the cupola is using an extension cord and needs to be corrected.</p>	
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>___ / ___ / ____</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>___ / ___ / ____</p>

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.

Date

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau