

Portland, Maine



Yes. Life's good here.

November 9, 2015

RICE GEOFFREY I

657 CONGRESS ST 1 ST FLOOR

PORTLAND, ME 04101

CBL: 045 A002001

Located at 658 CONGRESS ST

### NOTICE OF INTENT TO PROSECUTE

Dear Owner/Manager/Occupant,

An inspection of the property located at the address referenced above revealed that the structure and premises fail to comply with NFPA 2009 Fire Code and/or NFPA Life Safety Codes. Attached is a list of those violations.

The above-referenced property is in violation of the Chapter 10, Fire Prevention and Protection, Article 1 of the Portland City Code (the "Code") and National Fire Protection Association (NFPA) 101 Life Safety Code. Please note that the Code is available online at [www.portlandmaine.gov](http://www.portlandmaine.gov).

This is a notice of intent to prosecute. As such, the matter is being referred to the City of Portland Corporation Council for legal action and possible civil penalties as provided for in Chapter 10, Fire Prevention and Protection, 10-25 of the Code and in Title 30- A.M.R.S.A. 4452.

Please be advised that you will need to contact the Fire Prevention Bureau at 207-874-8400 before the court date on the attached Reference to Court letter to either schedule a re-inspection or to submit a plan of action to correct these violations.

Sincerely,

A handwritten signature in black ink, appearing to read "C. R. G. Messing".

Portland Fire Department

Fire Prevention Bureau

# CITY OF PORTLAND PORTLAND FIRE DEPARTMENT

380 Congress Street  
Portland, Maine 04101

#353570

## Inspection Violations

<b>Owner/Manager</b> RICE GEOFFREY I		<b>Inspector</b> Scott Corey		<b>Inspection Date</b> 11/6/2015
<b>Location</b> 658 CONGRESS ST	<b>CBL</b> 045 A002001	<b>Status</b> Failed		<b>Inspection Type</b> Fire Company-FP Routine Inspec
<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>
				<b>Compliance Date</b>

1) 69.20  
**Violation:**

PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED; KNOX BOXES ARE REQUIRED FOR ALL BUILDINGS WITH FIRE ALARM OR SUPPRESSION SYSTEMS.

**Notes:**

2) 73.05  
**Violation:**

NFPA 101-7.2.1.15.8 FIRE DOOR ASSEMBLY REQ REPAIR; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.  
SEVERAL DOORS TO STAIRCASES NEED REPAIR

**Notes:**

3) 80.46  
**Violation:**

NFPA 101-7.2.1.8.1 FIRE DOORS MUST BE SELF- OR AUTO-CLOSING; 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.  
BOKEN SELF CLOUSURE ON FIREDOOR SO STAIRCASE

**Notes:**

4) 80.68  
**Violation:**

NFPA 101-7.10.5.1 NORMAL ILLUMINATION FOR EXITS; Every sign required by 7.10.1.2, 7.10.1.5, or 7.10.8.1, other than where operations or processes require low lighting levels, shall be suitably illuminated by a reliable light source. Externally and internally illuminated signs shall be legible in both the normal and emergency lighting mode.  
NO EMERGENCY LIGHTING

**Notes:**

5) 89.10  
**Violation:**

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.  
2ND FLOOR REAR

**Notes:**

**Comments:** This building is actually 658 Congress st. Longfellow apartments. Eng 6 was there on medical call, found several violations but unable to complete a full inspection.

STATE OF MAINE

DISTRICT COURT  
Location: Portland  
Docket No.

CITY OF PORTLAND and body politic and  
Corporate, located in the County of  
Cumberland and State of Maine,

Plaintiff,

v.

Geoffrey Rice  
Defendant

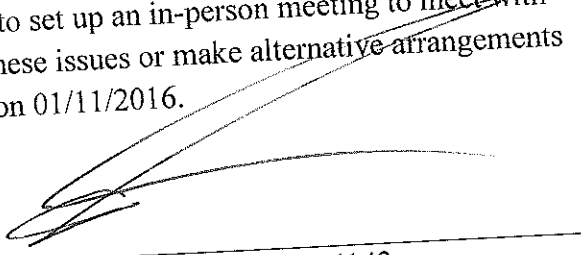
**FIRE PREVENTION AND PROTECTION  
CODE VIOLATION**

**(M.R. CIV. P. 80H AND 80k)**

SUMMONS NUMBER: 353680

This matter has been referred to the Corporation Counsel's Office for immediate legal action with respect to the code violations detailed in the attached letter. It has been assigned the above summons number and will be filed with the Portland District Court and will be assigned for an initial appearance at the Portland District Court 205 Newbury Street Portland, Maine 04101 at 8:30 A.M. on 01/11/2016. Please contact Tori Ross in Fire Prevention at (207)-874-8400 or via e-mail at [meservev@portlandmaine.gov](mailto:meservev@portlandmaine.gov) to set up an in-person meeting to meet with somebody in the Fire Prevention Bureau to resolve these issues or make alternative arrangements to relieve you of the requirement to appear in Court on 01/11/2016.

Dated: 11/18/15

  
Adam R. Lee, Esq. Bar No. 4143  
Associate Corporation Counsel  
City of Portland  
389 Congress St  
Portland, ME 04101  
207-874-8480