

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

July 6, 2017

Location: ALL UNITS AT 115 BRACKETT ST	CBL 045 F019016	Inspection Date 6/14/2017
Inspector John Brennan	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 7/30/2017.

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
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. Repair the holes in the wall going down the basement stairs from the rear stairwell a well as above the basement door (basement side).	<u>10 / 31 / 17</u>
NFPA 10- 7.2.4.4 FIRE EXTINGUISHER INSPECTION TAG; Where manual inspections are conducted, records for manual inspections shall be kept on a tag or label attached to the fire extinguisher, on an inspection checklist maintained on file, or by an electronic method. Expired extinguisher in the rear stairwell next to exit.	<u>10 / 31 / 17</u>
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. 1 Hardwired photoelectric carbon monoxide alarm needed in the basement. It can be a combination smoke/Carbon monoxide	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. 1 hardwired photoelectric smoke alarm is needed in the basement. It can be a combination smoke/carbon monoxide alarm .	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 70 MISSING BREAKER IN PANEL; Refer to NFPA 70, National Electrical Code, for information on missing breakers in an electrical panel. Inside Unit 3's panel. Recommend and electrician evaluate and advise.	<u>10 / 31 / 17</u>

Violation	Proposed Date of Completion
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) A sprinkler head is required above the two gas waer heaters for units 1 and 2. 1 head centrally located between the two heaters would be ok.	10 / 31 / 17
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 door must be a self-closing 60 minute rated door.	___ / ___ / ___ waiting to hear from codes if we can eliminate door all together
NFPA 101- 9.1.2 CERTIFY ELECTRICAL SYSTEM; Electrical wiring and equipment shall be in accordance with NFPA 70, unless such installations are approved existing installations, which shall be permitted to be continued in service.	___ / ___ / ___
FINAL DATE OF COMPLETED VIOLATION(S)	___ / ___ / ___
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	___ / ___ / ___

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.

7/26/17

 Date

Eric Horne

 Responsible Party

 Date

 Responsible Party

SEEN AND AGREED

7/27/17

 Date

CAPT. [Signature] #17

 Fire Prevention Bureau