



Portland Fire Department

DEERING AVENUE REALTY LLC
241 SILVER MOUNTAIN RD
MILLERTON, NY 12546
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RE: 3 DEERING AVE
PORTLAND, ME 04101

047 A004001

3 DEERING AVE Page 1 of 3

**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 4/9/2018 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 8/23/2018 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 |
|---|---|---|-----------------|
| NFPA 101-24.3.4.1; City Code 10-3(i) | Photoelectric smoke alarms must be provided in every sleeping room, outside each sleeping area, and on every level including the basement. Smoke alarms must be hardwired with battery backup or 10-year sealed lithium battery alarms. | IMMEDIATELY install temporary smoke alarms where required. Fully compliant, permanent alarms must be installed by the date given. Smoke detectors required in unit 2 bedrooms | 6/8/2018 |
| NFPA 101-9.1.2; NFPA 70 | All electrical equipment must comply with the National Electric Code. | 1) 2nd floor rear hallway needs plate on open junction box 2) 1st floor restaurant outlet cover side A 3) Switch cover 1st floor electrical room | 6/8/2018 |
| NFPA 101-7.10, 31.2.10 | Exits must be clearly marked in all buildings requiring more than one exit. | Exit sign required restaurant rear | 6/8/2018 |
| NFPA 101-Ch. 8 | The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating. | 1. opening under stairs rear hallway. | 6/8/2018 |
| NFPA 101-24.2.2, 31.2.1.2 | Each sleeping room shall have a least two means of escape, independent of and remote from the other. | 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. Bedroom windows undersized and covered with plexiglass. | 6/8/2018 |
| 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. | unit 2 needs number on door | 6/8/2018 |
| City Code 10-3(l) | Carbon Monoxide alarms are required in each unit, on each level, including basements. | IMMEDIATELY install temporary CO alarms where required. Fully compliant, permanent alarms must be installed by the date given. CO required in both units. | 6/8/2018 |
| Portland Code Ch. 10 | Fire extinguishing systems and listed exhaust hoods must be maintained by a certified person at least every six months. NFPA1- 50.5.2.1. | Hood extinguishing system out of date needs inspection | 6/8/2018 |
| NFPA 101-7.2.2.4 | Existing stairs must have a handrail on at least one side. | Handrails in back hallway are not up to code. | 6/8/2018 |

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| NFPA 101-31.3.2 | Boiler and fuel-fired heaters serving more than one dwelling unit must have 1-hour separation or sprinkler protection. | Install domestic sprinkler head over oil tank under rear stairs or remove tank | 6/8/2018 |
| NFPA 1-60.1.26.1 | Excess storage of flammable and/or combustible materials not allowed. | IMMEDIATELY remove all excess flammable and/or combustible materials. Paint storage rear hallway. | 6/8/2018 |
| NFPA 101-31.2.2.1 | 1-hour fire rated doors and assemblies required, including self-closing and self-latching mechanisms. | Fire doors required for apartments 1 and 2. Rear hallway | 7/9/2018 |