

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

MAY 08, 1996

CITY OF PORTLAND

MELLEN STREET INC
121 BURNHAM RD
SCARBOROUGH ME 04074

Re: 11 MELLEN ST
CBL: 047--C-024-001-01
DU: 6

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

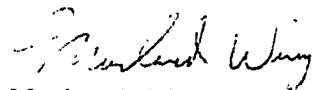
In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.


Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 11 MELLEEN ST
Housing Conditions Date: MAY 08, 1996
Expiration Date: JULY 07, 1996

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

- | | |
|---|--------|
| 1. EXT - FRONT -
CHIMNEY IS MISSING MORTAR | 108.50 |
| 2. EXT - 3RD FLR - RIGHT -
WINDOWS HAVE BROKEN GLASS | 108.30 |
| 3. INT - 2ND FL - FRONT ROOM -
CEILING HAS PEELING PAINT | 108.20 |

PLOT PLAN



FEES (Breakdown From Front)
Base Fee \$ 35
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant Arnold G. Hurlbarn

Date 8/15/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 24, 1990

Jordan House Inc.
11 Mellen Street
Portland, ME 04101

Re: 11 Mellen Street

Dear Sir:

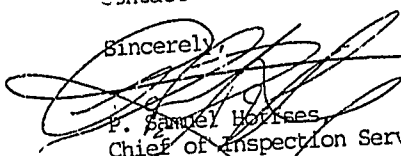
Your application to change of use - rooming/lodging house from office building has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. This permit is being issued with the condition that you must comply with R-6 lodging house requirements. See attached.
2. In addition to the 20 min. doors indicated on plans, an additional 20 min. door is required at door from the office to the front hallway.
3. A 2nd. additional 20 min. door to be installed in the rear stairwell at the 2nd. floor level to provide a measure of protection from the unoccupied attic or 3rd. floor level being used for storage.
4. In addition to the smoke detectors already discussed with the Fire Alarm Company, an additional system smoke detector should be located at the 2nd. floor level of the rear stairway.
5. The provisions of Chapter 20 of the N.F.P.A. 101 Life Safety Code govern other matters not specifically referred to in your plans. A copy of Chapter 20 is attached for your convenience.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Wally Garroway, Fire Prevention Bureau
William Giroux, Zoning Enforcement Officer

PSH/jmr

9 August 1990

Lt. Wallace Garroway
Fire Prevention Bureau
Fire Department
City of Portland
Portland, ME 04101

Re: 11 Mellon Street

Dear Lt. Garroway:

The following suggestions and improvements have been discussed and approved by the Board of Directors, Jordan House. We would like your suggestions and assistance in helping us bring this building into code with your department.
Reference to your letter of 12 July 1990:

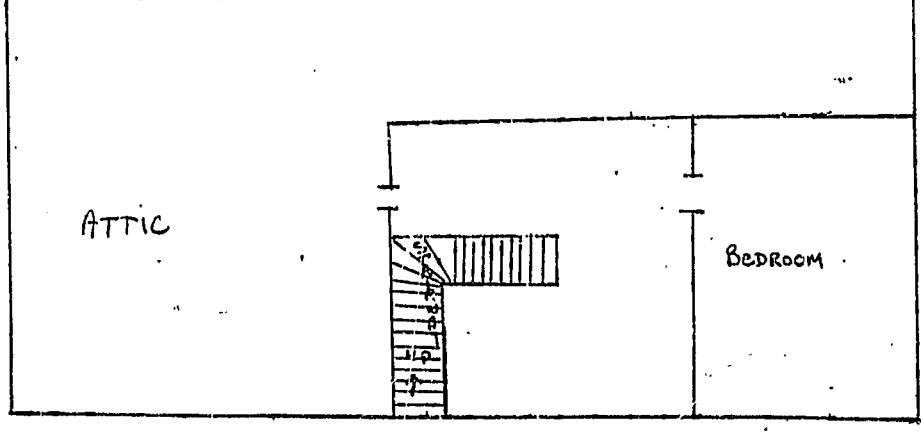
1. The Third floor has been evacuated and a lock assembly will be put on the access door so as not to allow people to ascend into the attic.
2. Fire door will be placed on the vertical opening side and another door will be constructed into the hallway so as to provide a second means of egress.
3. Fire door will be placed in this doorway.
4. Fire doors will be placed at the top of each of these stairwells.
5. Installation of the fire alarm system has begun.
6. Furnishings and other materials will be removed from this area.
7. Chimney flue has been cleaned. A monthly maintenance record will be maintained by the house manager.
8. Thimble openings have been covered in accordance with N.F.P.A. #211
9. Non-applicable in boarding or lodging house.
10. "" ""
11. "" ""
12. This will be handled by the fire alarm company.
13. Smoke resistant doors will be installed.
14. Two sprinkler heads will be installed above the boiler and be running from the domestic water supply.
15. Sufficient lighting will be installed in both stairwells.
16. Repaired
17. Floor outlets will be installed for the lamps which are on the tables. All other deficiencies have been repaired.
18. New meter will be installed by a certified electrician.
19. Vent to the exterior of the building will be installed.

These are the recommendations offered in order to bring this building into compliance to the City of Portland Fire Code. I hope they will meet with your approval.

Sincerely,

Samuel G. Henderson III

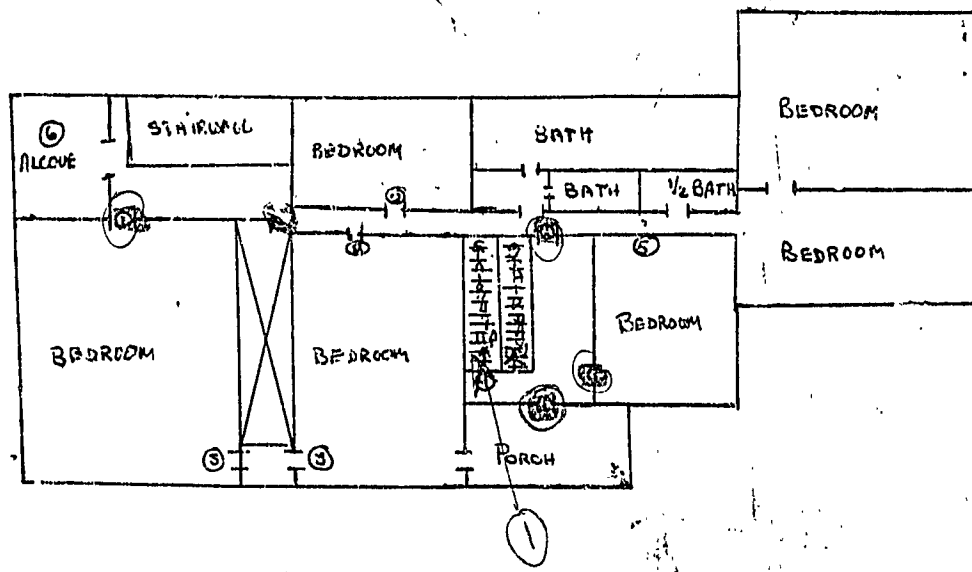
(The Rev.) Samuel G. Henderson. III



THIRD FLOOR WILL NOT BE USED.

THIRD FLOOR

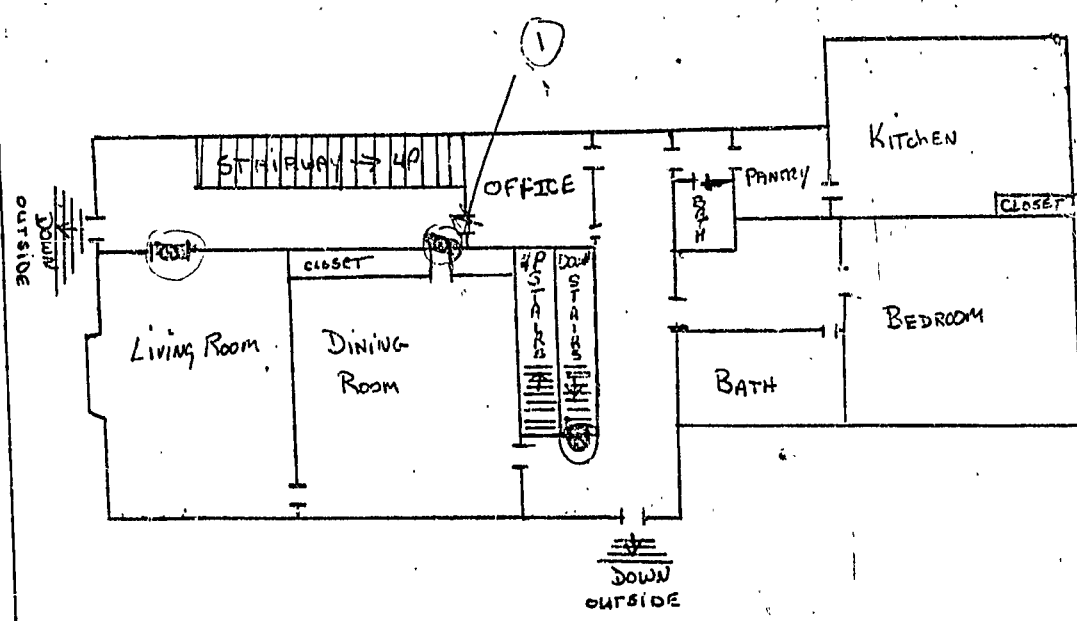
MELLEN STREET



- ① Red indicates 20 minute fire rated doors (self-closing)
- ② Self-closing smoke resistant, self-latching doors
- ③ Will keep doors open or remove doors for second means of egress.
- ④ Door to attic (third floor) will have lock installed and remain closed.
- ⑤ Construct door into hallway allowing for second means of egress
- ⑥ Alcove will be emptied of all furnishings

SECOND FLOOR

MELLEN STREET



Red indicates 20 minute fire-rated doors (self-closing).

FIRST FLOOR

CHAPTER 20 LODGING OR ROOMING HOUSES

SECTION 20-1 GENERAL REQUIREMENTS

20-1.1 Application.

20-1.1.1 This chapter applies only to lodging or rooming houses providing sleeping accommodations for 16 or fewer persons. Lodging or rooming houses include buildings in which separate sleeping rooms are rented providing sleeping accommodations for a total of 16 or fewer persons on either a transient or permanent basis, with or without meals but without separate cooking facilities for individual occupants, except as provided in Chapter 22.

20-1.1.2 The requirements of this chapter are applicable to new buildings, and to existing or modified buildings according to the provisions of Section 1-4 of this Code.

20-1.2 Mixed Occupancies.

20-1.2.1 Where another type of occupancy occurs in the same building as a residential occupancy, the requirements of 1-4.7 of this Code shall be applicable.

20-1.2.2 For requirements on mixed mercantile and residential occupancies, see 24-1.2 or 25-1.2.

20-1.3 Definitions.

20-1.3.1 Terms applicable to this chapter are defined in Chapter 3 of this Code; where necessary, other terms will be defined in the text as they may occur.

20-1.4 Classification of Occupancy. (See 20-1.1.1.)

20-1.5 Classification of Hazard of Contents.

20-1.5.1* The contents of residential occupancies shall be classified as ordinary hazard in accordance with Section 4-2.

20-1.6 Minimum Construction Requirements. No Special Requirements.

20-1.7 Occupant Load. (See 20-1.1.1.)

SECTION 20-2 MEANS OF ESCAPE

20-2.1 Number and Means of Escape.

20-2.1.1 Every sleeping room shall have access to a primary means of escape so located as to provide a safe path of travel to the outside of the building without traversing any corridor or space exposed to an unprotected vertical opening. Where the sleeping room is above or below the level of exit discharge, the primary means shall be an enclosed interior stair, an exterior stair, a horizontal exit, or an existing fire escape stair.

20-2.1.2 In addition to the primary route each sleeping room and living area shall have a second means of escape in accordance with 22-2.1.2.

Exception: If the sleeping room or living area has a door leading directly outside the building with access to grade or to a stairway that meets the requirements for exterior stairs in 20-2.1.1, that exit shall be considered as meeting all of the exit requirements for that sleeping room or living area.

20-2.1.3 Every story of every lodging or rooming house that is greater than 2,000 sq ft (185 sq m) or where the travel distance to the primary means of escape is greater than 75 ft (23 m) shall be provided with two primary means of escape remote from each other.

Exception No. 1 Existing buildings.

Exception No. 2 Buildings protected throughout by an approved supervised automatic sprinkler system in accordance with 20-3.5.

20-2.2 Interior stairways shall be enclosed with 20-minute fire barriers with all openings protected with smoke-actuated automatic or self-closing doors having a fire resistance comparable to that required for the enclosure. The stairway shall comply with 5-2.2.3.5.

Exception No. 1: Stairs connecting two levels only may be open to other than the street floor.

Exception No. 2: Stairways may be unprotected in accordance with the Exception to 20-3.1.1.

20-2.3 No door or path of travel to a means of egress shall be less than 28 in. (71 cm) wide.

Exception: Bathroom doors may be 24 in. (61 cm) wide.

20-2.4 Every closet door latch shall be such that it can be readily opened from the inside in case of emergency.

20-2.5 Every bathroom door shall be designed to permit the opening of the locked door from the outside in an emergency.

20-2.6 Winders in accordance with 5-2.2.2.8 are permitted.

20-2.7* No door in any means of egress shall be locked against egress when the building is occupied.

Exception: Special locking arrangements complying with 5-2.1.6 are permitted.

20-2.8 Doors serving a single dwelling unit may be provided with a lock in accordance with 5-2.1.5.1 Exception No. 3.

SECTION 20-3 PROTECTION

20-3.1 Protection of Vertical Openings.

20-3.1.1 Vertical openings shall be protected so that no primary exit route is exposed to an unprotected vertical opening. The vertical opening is considered protected if the opening is cut off and enclosed in a manner that provides a smoke and fire resisting capability of not less than 20 minutes. Any doors or openings shall have fire and smoke resisting capability equivalent to the enclosure and shall be automatic-closing on detection of smoke or shall be self-closing.

Exception: In buildings three stories or less in height, protected throughout by an approved automatic sprinkler system installed in accordance with Section 20-3.5.1, unprotected vertical openings are permitted. However, in such case, there shall still remain a primary means of exit from each sleeping area that does not require occupants to pass through a portion of a lower floor, unless that route is separated from all spaces on that floor by construction having a 20-minute fire resistance rating.

20-3.1.2 Exterior stairs shall be reasonably protected against blockage by a fire that would simultaneously expose both the

interior and exterior means of escape. This may be accomplished by physical separation distance, arrangement of the stairs, protection of the openings exposing the stairs, or other means acceptable to the authority having jurisdiction.

20-3.2 Interior Finish. Interior finish on walls and ceilings of occupied spaces shall be Class A, B, or C as defined in Section 6-5. There are no requirements for interior floor finish.

20-3.3 Detection, Alarm, and Communications Systems.

20-3.3.1 General. Lodging and rooming houses shall be provided with a fire alarm system in accordance with Section 7-6.

Exception: Buildings that have a smoke detection system meeting or exceeding the requirements of 20-3.3.4 and have that detection system include at least one manual fire alarm station per floor arranged to initiate the smoke detection alarm.

20-3.3.2 Initiation. Initiation of the required fire alarm system shall be by manual means in accordance with 7-6.2.

Exception: Buildings protected throughout by an approved automatic sprinkler system installed in accordance with 20-3.5.1, with alarm initiation in accordance with 7-6.2.1(c).

20-3.3.3 Notification. Occupant notification shall be provided automatically, without delay, by internal audible alarm in accordance with 7-6.3. Presignal systems are prohibited.

20-3.3.4 Detection. Approved smoke detectors meeting the requirements of 7-6.2.9 shall be provided.

Exception: Existing battery powered detectors, rather than house electric service powered detectors, shall be accepted when, in the opinion of the authority having jurisdiction, the facility has demonstrated testing, maintenance, and battery replacement programs that ensure power reliability to the detectors.

20-3.4 Separation of Sleeping Rooms. All sleeping rooms shall be separated from escape route corridors by walls and doors that are smoke resistant. There shall be no louvers or

operable transoms or other air passages penetrating the wall except properly installed heating and utility installations other than transfer grilles. Transfer grilles are prohibited. Doors shall be provided with latches or other mechanisms suitable for keeping the doors closed. No doors shall be arranged so as to prevent the occupant from closing the door. Doors shall be self-closing or automatic-closing, upon detection of smoke.

Exception: Door closing devices are not required in buildings protected throughout by an approved automatic sprinkler system installed in accordance with 20-3.5.1.

20-3.5 Extinguishment Requirements.

20-3.5.1* Where an automatic sprinkler system is required or is used as an alternative method of protection, either for total or partial building coverage, the system shall be installed in accordance with Section 7-7 and shall activate the fire alarm system in accordance with Section 7-6.

Exception No. 1: Sprinkler installations may be omitted in closets not over 12 sq ft (1.1 sq m) and bathrooms not over 55 sq ft (5.1 sq m).

Exception No. 2: In existing lodging and rooming houses, sprinkler installation may be omitted in closets not over 24 sq ft (2.2 sq m) and bathrooms not over 55 sq ft (5.1 sq m).

SECTION 20-4 SPECIAL PROVISIONS

20-4.1 Operating Features. (See Chapter 31.)

SECTION 20-5 BUILDING SERVICES

20-5.1 Utilities. Utilities shall comply with the provisions of Section 7-1.

20-5.2 Heating, Ventilating, and Air Conditioning.

20-5.2.1 Heating, ventilating, and air conditioning equipment shall comply with the provisions of Sections 7-2.1 and 7-2.2.

20-5.2.2 No stove or combustion heater shall be so located as to block escape in case of fire arising from malfunction of the stove or heater.

20-5.2.3 Unvented fuel-fired heaters shall not be used.

