

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Anne M. Torregrossa
Associate Counsel

Michael I. Goldman
Associate Counsel

July 14, 2016

NOTICE OF INTENT TO PROSECUTE

62 Grant Street, LLC
52 Whites Bridge Road
Windham, Maine 04062

62 Grant Street, LLC
c/o Jennifer E. Thomas
P.O. Box 1815
Standish, Maine 04084

RE: 62 Grant Street
CBL048 D008001

To Whom it May Concern,

Please see the attached Inspection Violations. The City of Portland Fire Department has referred this matter to me for prosecution. In order to avoid prosecution, you must submit to Fire Prevention Bureau a plan of action to remedy the violations no later than **July 29, 2016**.

**YOUR FAILURE TO SUBMIT A PLAN OF ACTION
WITHIN THE TIMEFRAME PROVIDED WILL RESULT IN
LEGAL ACTION AND THE IMPOSITION OF CIVIL PENALTIES.**

Please feel free to contact Tori Ross of the Fire Prevention Bureau at (207)874-8400 with any questions. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

Sincerely,

Anne M. Torregrossa
Associate Corporation Counsel
City of Portland

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager 62 GRANT STREET LLC		Inspector Paul Marshall		Inspection Date 7/10/2016	
Location 62 GRANT ST	CBL 048 D008001	Status Failed		Inspection Type Fire Company-FP Routine Inspec	

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 73.15

Violation: NFPA 101- 31.3.1.1.1 VERTICAL OPENINGS NOT FIRE RATED; VERTICAL OPENINGS SHALL BE ENCLOSED OR PROTECTED IN ACCORDANCE WITH SECTION 8.6.

Notes: CEILING BETWEEN THE 1ST AND 2ND FLOOR OF #62 MAIN ENTRANCE IS BREACHED.

2) 80.28

Violation: NFPA 101- 7.5.1.1 EXIT OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide access for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.

Notes: APPARTMENT #4 REAR EXIT HAS EXCESSIVE DEBRIS BLOCKING THE HALL AND SATIRS. THERE WAS ALSO SMALLER AMOUNTS OF CLUTTER THROUGHOUT THE STAIR WELLS.

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.

Notes: NO FIRE DOOR IN THE BUILDING HAVE SELF CLOSING MECHANISMS.

4) 3.011

Violation: 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)

Notes: THERE IS A GAS FIRED HOT WATER TANK IN THE BASEMENT WITHOUT SPRINKLER HEAD COVERAGE.

5) 89.05

Violation: NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.

Notes: STORAGE BOXES AND DEBRIS AROUND AND AGAINST THE GAS FIRED HOT WATER TANK IN THE BASEMENT.

6) 91.25

Violation: NFPA 70 MISSING BOX COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, ON STANDARDS FOR MISSING BOX COVERS.

Notes: SWITCH BOXES HAVE COVERS BUT ARE LOOSE AND HANGING FROM THE WALL AT THE TOP OF AND GOING DOWN THE STAIRS TO THE BASEMENT.

Comments: