

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

Denny Fuller
 5 Pleasant St
 West Hartford CT 06107

November 29, 2017

Port Island Realty Inc
 PO BOX 7341
 Portland ME 04112

Location 489 CUMBERLAND AVE	CBL 048 F023001	Inspection Date 10/27/2017
Inspector Alan Greene	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 12/15/2017.

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 101-40.2.4 MEANS OF EGRESS; The number of means of egress shall comply with either 40.2.4.1.1 or 40.2.3.2. 3rd floor rear fire escape. Window latch to the escape is broken.	
NFPA 101-40.2.4 MEANS OF EGRESS; The number of means of egress shall comply with either 40.2.4.1.1 or 40.2.3.2. 2nd floor rear apartment door to fire escape has a deadbolt keyed on both sides.	
NFPA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION; 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 on all levels of the dwelling unit, including basements. Apartment 2, smoke detector over the ceiling fan. 3' separation required.	
NFPA 101- 7.5.1.1 AND 7.5.1.1.1 OBSTRUCTED EGRESS; Exits shall be located and exit access shall be arranged so that exits are readily accesible at all times (7.5.1.1). 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 (7.5.1.1.1). 2nd floor landing has a large cabinet in the hallway.	
NFPA 70- ARTICLE 410.42 EXPOSED LIVE ELECTRICAL WIRES; Exposed metal parts shall be connected to an equipment grounding conductor or insulated from the equipment grounding conductor and other conducting surfaces or be inaccessible to unqualified personnel. Lamp tie wires, mounting screws, clips, and decorative bands on glass spaced at least 38 mm from lamp terminals shall not be required to be grounded. Numerous.	

Violation	Proposed Date of Completion
<p>NFPA 70- ARTICLE 314.28 OPEN ELECTRICAL JUNCTION BOX; Boxes and conduit bodies used as pull or junction boxes shall comply with 314.28 (A) through (D). Numerous</p>	
<p>NFPA 54- B.3 HEATING EQUIPMENT NEEDS CLEANING; These recommendations are prepared for maintenance of appliances and equipment. Special types of appliances and equipment demand special attention. Lint trap is not working for dryer in basement. Lint throughout basement around dryer.</p>	
<p>NFPA 101- 7.2.1.8.1 FIRE DOOR(S) MUST SELF-CLOSE; 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. Both boiler room doors do not self-close.</p>	
<p>NFPA 80- ANNEX D.4 1-HOUR FIRE DOORS ASSEMBLIES REQ; Listings are provided for floor fire door assemblies that are installed in fire-rated floor-ceiling or roof-ceiling assemblies that have been tested in accordance with the methods described in NFPA 288. The listing indicates the fire-rated assembly and the hourly rating (3 hours, 2 hours, 1.5 hours, 1 hour, .75 hours) for which the door can be permitted to be used so that access to the space above the ceiling or to the floor above can be provided without adversely affecting the fire resistance rating of the entire assembly. The listing provides limitations on the maximum size of an individual door opening and the total area of all door openings permitted for each 100 square feet of floor or ceiling. Both doors leading to basement must be self-closing fire rated.</p>	
<p>NFPA 1, CHAPTER 10 - 10.11.6 HIBACHI OR GRILL ON BALCONY; NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICES USED FOR COOKING, HEATING, OR OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BALCONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FTOF ANY STRUCTURE Grill on rear porch.</p>	
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>___/___/___</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>___/___/___</p>

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.

Date

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau