



Portland Fire Department

1/3/2019

CERTIFIED MAIL

RE: 489 CUMBERLAND AVE
PORTLAND, ME 04101

048 F023001

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**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 10/27/2017 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 1/29/2019 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 101-4.5.3.2, 7.1.10.1	The means of egress shall remain free and unobstructed.	IMMEDIATELY remove all obstructions to the means of egress 2nd floor landing has a large cabinet in the hallway.	10/28/2017
NFPA 101-4.5.3.2, 7.1.10.1	The means of egress shall remain free and unobstructed.	IMMEDIATELY remove all obstructions to the means of egress. 2nd floor rear apartment door to fire escape has a deadbolt keyed on both sides.3rd floor rear fire escape. Window latch to the escape is broken.	10/28/2017
NFPA 1-10.11.6	No hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used on any balcony, or under any overhanging portion within 10' o any structure.	IMMEDIATELY remove all grills from balconies.	10/28/2017
City Code 6-114(c)	Stoves, furnaces, room heaters, and domestic water heaters must be properly vented and maintained in safe operating condition.	Lint trap is not working for dryer in basement. Lint throughout basement around dryer.	11/3/2017
NFPA 101-8.6	Vertical openings shall be enclosed or protected in accordance with Section 8.6.	Communicating stair between 1st and 2nd floor units. Stair should be discontinued, or shall require fire doors and to be kept clear of all items.	11/3/2017
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.	Apartment 2, smoke detector over the ceiling fan. 3' separation required. All bedrooms	11/3/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Numerous exposed live electrical wires	11/26/2017
NFPA 101-8.3.3.3	Fire doors must be self- or auto-closing.	Both doors leading to basement must be self-closing fire rated. Both boiler room doors do not self-close.	11/26/2017

NFPA 101-7.4.1	Insufficient number of egress for occupancy.	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. 3rd floor apt. has one way out.	11/26/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Numerous open electrical junction boxes	11/26/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Exposed wiring in basement	11/26/2017
City Code 10-3(l)	Photoelectric, hardwired with battery backup Carbon Monoxide alarms are required in each unit, and on each level, including basements.	IMMEDIATELY install temporary CO alarms where required. Fully compliant, permanent alarms must be installed by the date given. Each unit and every level	11/26/2017