

Portland, Maine



Yes. Life's good here.

Permitting and Inspections Department

Michael A. Russell, MS, Director

September 22, 2017

Certified Mail 7014 1820 0001 4047 1888

Michael D Bunker

103 Gray St

Portland, ME 04102

CBL: 052 H004001

Located at 152 WASHBURN AVE

Dear Michael D Bunker

An evaluation of the above-referenced property on 09/22/2017 shows that the structure fails to comply with the National Fire Protection Association 2009 edition of the 101 Life Safety Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. Unit 3 located on the 3rd floor of the building **shall be vacated within 5 days** of the date of this notice. A re-inspection of the premises will occur on 09/27/2017 at which time the 3rd floor unit will be posted against occupancy until the egress for that unit is compliant. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

Jason Grant

Fire & Life Safety CEO / Plan Review

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager Bunker Michael D		Inspector Jason Grant	Inspection Date 9/22/2017
Location 152 WASHBURN AVE	CBL 052 H004001	Status Posting Notice	Inspection Type Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.003 Interior 3 3 Stairways

Violation: NFPA 101- 7.5.1.1 TWO EXITS EACH AREA; 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: The living unit on the 3rd floor has a single means of egress that is not compliant with existing stairs dimensional criteria in NFPA 101 table 7.2.2.21.1(b) for headroom height. The building appears it is also not in compliance with single mean of egress per NFPA 101 section 31.2.4.4.

2) 55.027 Exterior 1 1-3 Porch

Violation: NFPA 101- 7.2.2.4.5.2 STAIRS NEED GUARDS; (3) EXISTING GUARDS ON EXISTING STAIRS SHALL BE PERMITTED TO BE NOT LESS THAN 30 INCHES HIGH.

Notes: The guard rail on the front porch of the building has a section that is missing and is in violation of NFPA 101 section 7.1.8. There lose and missing floor boards on the front porch and are in violation of NFPA 101 section 7.1.6. The guard rails on the 2nd floor rear deck lose and shall be resecured.

Comments: Upon inspection of the building the egress for the 3rd floor Air BnB living unit was determined to have a single means of egress that is not compliant with existing stairs dimensional criteria in NFPA 101 table 7.2.2.21.1(b) for headroom height. The building appears it is also not in compliance with single mean of egress per NFPA 101 section 31.2.4.4. The tenant has been given 5 days to vacate the unit. The unit will be posted against occupancy on Wednesday 09/27/2017.