



Permitting and Inspections Department
Michael A. Russell, MS, Director

March 14, 2018

EMPIRE REALTY LLC
17 BOYNTON ST # 1
PORTLAND, ME 04102

CBL: 053 A018001
Located at: 17 BOYNTON ST

Certified Mail 7015 0920 0001 0776 6782

Dear EMPIRE REALTY LLC,

An evaluation of the above-referenced property on **03/12/2018** shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. A plan of action for the fire doors is required within 30 days. All other referenced violations shall be corrected within **30** days of the date of this notice. 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,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a large, stylized, handwritten flourish.

Jason Duval
Code Enforcement Officer

**CITY OF PORTLAND
HOUSING SAFETY OFFICE**

389 Congress Street
Portland, Maine 04101

Inspection Violations

| | | | |
|---|---------------------------|---------------------------------|--------------------------------------|
| Owner/Manager EMPIRE REALTY LLC | | Inspector Jason Duval | Inspection Date 3/12/2018 |
| Location 17 BOYNTON ST | CBL 053 A018001 | Status Failed | Inspection Type Inspection |

| Code | Int/Ext | Floor | Unit No. | Area | Compliance Date |
|-------------------|---|-------|----------|------|-----------------|
| 1) 55.001 | | | | | |
| Violation: | NFPA 101- 7.5.1.1.1 EXIT(S) 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 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: | Remove debris in stairwell by unit 3. | | | | |
| 2) 55.047 | | | | | |
| Violation: | NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES. | | | | |
| Notes: | Unit doors are required to be 60 minute fire rated. A Plan of action for the fire doors are required within 30 days. | | | | |
| 3) 55.05 | | | | | |
| Violation: | NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6. | | | | |
| Notes: | Co alarms are required on every level (within each unit) including basement. | | | | |
| 4) 55.051 | | | | | |
| Violation: | NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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 specified by 7.2.1.8.3. | | | | |
| Notes: | All unit doors are required to self close and self latch. | | | | |
| 5) 55.530 | | | | | |
| Violation: | CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable. | | | | |
| | 4.6.1 Residential units shall be designated using numerals. | | | | |
| | 4.6.2 The first numerical of each residential unit shall be the floor designation. | | | | |
| | 4.6.3 In single floor buildings the floor designation shall be omitted. | | | | |
| Notes: | Unit doors require numbers. | | | | |

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Comments: Field Inspection 3/12/18- Unit doors are required to be 1 hour fired rated doors (Current unit doors are only 20 minute fire rated). Fire doors are required to self close and self latch. All units required CO alarms. Unit 3 needs to have debris removed from stairwell. Basement requires a Smoke/Co combination alarm and debris near boilers need to be removed. Unit Doors require #s. A plan of action for the fire doors is required within 30 days.