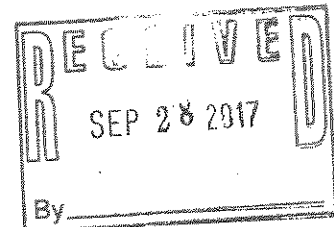


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

September 6, 2017

Responsible Party 1: TANDEM PROPERTIES LLC 40 COTTAGE PARK RD PORTLAND, ME 04103		
Location 180 GRANT ST	CBL 053 C006001	Inspection Date 8/9/2017
Inspector Sean Donaghue	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 9/30/2017.

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
PORTLAND FIRE DEPARTMENT CHAPTER 10 4.3.1, 4.3.2 BUILDING ADDRESS NOT MARKED ON BUILDING; 4.3.1 Signs shall be located in a position readily visible as approaching from the main access and approved by the Fire Department. Signs shall be illuminated or retro reflective on a contrasting background and the letter(s) size shall be approved by the Fire Department. 4.3.2 Street Address shall be clearly marked on the front of the building and building sign as approved by the Fire Department. Appropriate numbers are on building, but painted over and not readily visible, please paint or replace with contrasting color at least 4 inches or larger	— / — / — <i>completed</i>
NFPA 101-7.2.4.3.1 FIRE BARRIER REQUIRES MAINTENANCE; Fire barriers separating buildings or areas between which there are horizontal exits shall have a minimum 2-hour fire resistance rating, unless otherwise provided in 7.2.4.4.1, and shall provide a separation that is continuous to the finished grounded level. Rear stairwell 3rd floor landing hole in wall sheetrock requires repair	— / — / — <i>completed</i>
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. Rear stairwell attic scuttle opening requires appropriate fire rating	<i>completed</i>
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. All fire doors must be self/auto closing	— / — / — <i>10/31/17</i>

Violation	Proposed Date of Completion
NFPA 101- 7.2.8.5.1 HANDRAILS REQUIRED ON STAIRS; All fire escape stairs shall have walls or guards and handrails on both sides in accordance with 7.2.8.4.1 (b). 3rd floor front stairwell landing between unit 5 and 6 railing requires repair/shoring	10/31/17
NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; 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 and on all levels of the dwelling unit, including basements. Unit 4 requires a properly inter-connected combo detector	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed. <i>completed</i>
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. Storage in egress stairs not permitted, storage found in both front and rear egress stairwells	tenant notified
NFPA 70 MISSING BOX COVERS; Refer to NFPA 70, National Electrical Code, on standards for missing box covers. Open junction box related to old/remover heating appliance needs to be closed or removed	9/1/17
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) Gas water heaters in basement require sprinkler head protection	10/31/17
NFPA 54 UNPROTECTED OUTSIDE GAS LINE; See NFPA 54 regarding requirements for outdoor unprotected gas lines. Gas line is seperated from roadway by sidewalk width only, no further protection from damage	10/30/17
FINAL DATE OF COMPLETED VIOLATION(S)	10/31/17
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	11/17/17

2 pm

9/29/17 Cmt. *[Signature]* #17