

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta  
Corporation Counsel

Anne M. Torregrossa  
Associate Counsel

Michael I. Goldman  
Associate Counsel

July 14, 2016

**NOTICE OF INTENT TO PROSECUTE**

Nathan Holland  
15 Ives Street, #20  
Beverly, MA 01915

Jessica Holland  
18 Hill Street, Unit 4  
Portland, Maine 04102

18 Hill Street Condominium Association  
18 Hill Street  
Portland, Maine 04102

RE: 18 Hill Street, Units 1-4  
CBL054 C002001  
CBL054 C002002  
CBL054 C002003  
CBL054 C002004

To Whom it May Concern,

Please see the attached Inspection Violations. The City of Portland Fire Department has referred this matter to me for prosecution. In order to avoid prosecution, you must submit to Fire Prevention Bureau a plan of action to remedy the violations no later than **July 29, 2016**.

**YOUR FAILURE TO SUBMIT A PLAN OF ACTION  
WITHIN THE TIMEFRAME PROVIDED WILL RESULT IN  
LEGAL ACTION AND THE IMPOSITION OF CIVIL PENALTIES.**

Please feel free to contact Tori Ross of the Fire Prevention Bureau at (207)874-8400 with any questions. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

389 Congress Street, Room 211, Portland ME 04101  
www.portlandmaine.gov / tel. 207.874.8480 / tty. 207.874.8936 / fax. 207.874.8497

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Anne M. Torregrossa  
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Michael J. Goldman  
Associate Counsel

Sincerely,

A handwritten signature in black ink that reads "Anne Torregrossa". The signature is written in a cursive, flowing style.

Anne M. Torregrossa  
Associate Corporation Counsel  
City of Portland

**CITY OF PORTLAND  
PORTLAND FIRE DEPARTMENT**

380 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> HOLLAND NATHAN		<b>Inspector</b> Daniel Dyer	<b>Inspection Date</b> 7/1/2016
<b>Location</b> 18 HILL ST	<b>CBL</b> 054 C002001	<b>Status</b> Failed	<b>Inspection Type</b> Fire Company-FP Routine Inspec

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
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1) 73.05

**Violation:** NFPA 101- 7.2.1.15.8 FIRE DOOR ASSEMBLY REQ REPAIR; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.

**Notes:** TIGHTEN SELF CLOSERS SO DOORS SHUT

2) 80.80

**Violation:** NFPA 101- 7.5.1.1.1 SECOND EXIT REQUIRED; 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 no 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:** UNIT 3, BOTH DOORS ENTER SAME HALLWAY

3) 3.011

**Violation:** 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)

**Notes:** OVER WATER HEATER

**Comments:** Entered Apts. 1,2,and 3. All had required detectors. Both exits from apt. 3 enter into the same hallway.