



Ann Machado <amachado@portlandmaine.gov>

315 Bracket Street Inspection

1 message

Jason Grant <jgrant@portlandmaine.gov>

Mon, Nov 27, 2017 at 12:03 PM

To: scott.randall@nne.aaa.com

Bcc: amachado@portlandmaine.gov

Scott

Per your inspection this morning the City of Portland recognizes that there are 4 units in your building at 315 Bracket Street and the legal use of that building is 3 units. Since the inspection has revealed a 4th unit the Zoning Department will be sending you a notice of violation for the 4th unit. One of the followings must take place in your building:

1. Legalize the unit per the city of Portland legalization process.
2. Remove the unit and have 3 units total in the building.
3. Apply for a change of use for the building to 4 units. The change of use will require the entire building to be sprinkled with a NFPA 13R system.

Assuming that the building meets the cities legalization criteria the building will need to comply with the 2009 NFPA 101 section 31.2.4.4 which are the 6 conditions that I provided to you and discussed on our walk through. Areas that need attention are the closet doors and the stairway fire resistance rating.

In addition to toughs we found the following conditions that needs attention.

1. A photoelectric combination smoke and CO detector needs to be added in the living area in the vacant unit.
2. The fire extinguishers need to be inspected or removed from the building.
3. The rear stairway needs to have the wood covered or painted with a Fire resistant intumescent paint.

If you have any questions please let me know.

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