

Tori Meserve - RE: 228 Brackett

From: j <jspwm@hotmail.com>
To: John Martell <martellj@portlandmaine.gov>
Date: 12/3/2014 2:16 PM
Subject: RE: 228 Brackett
CC: Craig Messinger <crm@portlandmaine.gov>, David Petruccelli <petruccellid...>

John, happy retirement!

Holiday and other- missed confirming to meet. Meet next week 9th or 10th?
Also, might you fwd PFD most recent inspection?

Currently:

- all sleeping rooms have smoke/co hardwire battery backup.
 - common hallways 1st, 2nd, 3rd floor have smoke/co hardwire battery backup.
 - common hallways 1st, 2nd, 3rd floor have new fire extinguishers 2014.
 - basement has sprinklers at oil boiler, and smoke/co hardwire battery backup.
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- occupancy is 5 adults in "front of house", 1 adult in "rear suite"
 - there are no occupants on the 3rd floor, currently storage- owner access only.
 - all floors have 2 paths of egress; basment just one, and multiple daylight windows

No fire doors have been installed nor local pull alarm system.
Melissa and I have not applied for change of use to single or two-family, with Zoning Dept. as has been discussed in past.
Above due to cost, process, and timing. There has been steady expense maintaining aging system and structure, utils, etc.

As previously discussed, tenancy is long-term and structure is a single family house with a first floor rear suite; utilities are single for entire house. While on the books as a 10 unit, it is not constructed nor operated as such, and at some point historically was deemed as such with no structural alteration. We've maintained safe housing as code would require in a single family. Understood and agreed it is on Melissa and I to change the use on the books, or comply per current listed use; regardless of operation/intention.

Think this is where we are, and I'll revisit the change of use in January- things are a bit more grounded end of 2014.

Thank you, Jay

Date: Tue, 18 Nov 2014 12:51:30 -0500

From: martellj@portlandmaine.gov
To: jspwm@hotmail.com
CC: CRM@portlandmaine.gov; PETRUCCELLID@portlandmaine.gov
Subject: RE: 228 Brackett

Jay,

Does next Tuesday here in the office work for you? Let me know. I have copied Captain Petruccelli in as he is now in charge of the office. Also I will be retiring at the end of the month so he will be working with you on resolving the issue. Thanks and look forward to hearing back.

John

John Martell
Portland Fire Department
Fire Prevention Bureau
874-8400

>>> j <jspwm@hotmail.com> 11/14/2014 9:20 AM >>>

Hi John, should we meet to discuss sometime next week? Thanks, Jay

Date: Fri, 7 Nov 2014 13:15:39 -0500
From: martellj@portlandmaine.gov
To: jspwm@hotmail.com
Subject: Re: 228 Brackett

Hi Jay,

I have left a couple of phone messages for you, we need to talk about what your plans are for this building. We have tried to give you time and work with you on this but with the current use of the building you continue to not meet the requirements of the Life Safety Code. Please contact me as soon as possible so that we can discuss the issue. Thanks and look forward to hearing back soon.

John

John Martell
Portland Fire Department
Fire Prevention Bureau
874-8400

>>> j s <jspwm@hotmail.com> 10/30/2013 1:21 PM >>>

Hi John,

Thanks for the message about 228 Brackett.

We were not approved to refinance the property in August 2013, which would have created a budget/buffer to do repairs and upgrades. We are uncertain whether to move fwd with conversion to two-family, or single family, or even selling due to financial challenges. In addition the usual old building issues: leaking roof, old systems, drafty windows, old wiring, etc., that although not a priority

for the fire department, are priorities for us in order to keep the building habitable, as well as safe.

As I have said before, the directive of the fire department and the City of Portland to adopt and enforce a stricter, national life-safety ordinance put me, and many old-building owners in an unfortunate position to spend money we do not have. I'm sure you hear this over and over. We just cannot afford to install a full alarm system, and fire doors in this 100 year old building, to bring it up to newer ordinance. 228 Brackett is not a profitable venture.

Despite smoke/CO alarms in each sleeping room, fire extinguishers in the hallways, and occupants with good habits, vigilance, and cell phones, I understand that you must enforce your ordinance, and I thank you for your patience thus far.

We will again explore converting from the Rooming House use status, to a two-family, or single family, as it also provides a less costly means to an NFPA solution. Otherwise, given our occupants are long-term renters, and we are not in the business of "rooming and boarding", possibly the City has the opportunity to offer an exemption to the applicable rules in the case of 228 Brackett, given the standards applicable to a two-family or single family structure with similar occupancy.

I'll make effort to talk with the City planning/zoning again to confirm options.

Sorry to be on your delinquent list.

Sincerely,
Jay Stabile
799-9309