

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

October 25, 2017

Responsible Party 1: Berenson Gail Susan 220 BRACKETT ST #2 PORTLAND, ME 04102		
Location 220 BRACKETT ST	CBL 055 B038001	Inspection Date 9/21/2017
Inspector Scott True	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 11/15/2017.

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	
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. Second floor front room.	03/31/18	(1)
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 self-close and latch. Check self-closing operation prior to re-inspection.	02/28/18	(2)
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. first floor, basement	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.	(3) Completed
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. In the Basement. First floor bedroom was locked, access must be gained on a re-inspection.	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.	(4) Completed
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. second floor front, basement	02/28/18	(5)

Violation	Proposed Date of Completion
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) hot water heater	11 / 16 / 17 COMPLETED (6)
NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; Refer to NFPA 101- Table 8.3.4.2 that states fire door assemblies for vertical shafts (including stairways, exits, and refuse chutes) are rated and required for 1 hour. third floor rear	03 / 31 / 18 (7)
FINAL DATE OF COMPLETED VIOLATION(S)	03 / 31 / 18 (8)
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	04 / 01 / 18

The Bureau reserves the right to reject or modify any proposed plan of action, and may require evidence of sufficient financial and technical capacity to complete the proposed plan. Please contact the Bureau with any questions.

VIOLATOR CERTIFICATION

I agree to remedy the violations listed within the timeframes provided. If I require additional time to comply, I understand that I must contact the Fire Prevention Bureau prior to the deadline to request an extension, which is entirely within the Bureau's discretion to grant or deny.

I further understand that it is my responsibility to schedule a reinspection of my property once the violations have been remedied to do so. My failure to schedule a reinspection shall be deemed an admission that the violations have not been remedied.

If I fail to comply with this agreement, I understand that I am liable for penalties pursuant to the City of Portland Code of Ordinances §§ 1-15 and 10-25, and 30-A M.R.S. § 4452 and may be subject to further legal action.

Date


Responsible Party

Date

Responsible Party

SEEN AND AGREED

02/12/18
Date



Fire Prevention Bureau

220 Brackett Street repairs

1 message

Gail Berenson <gailberenson31@gmail.com>

Fri, Feb 9, 2018 at 2:38 PM

To: fireprevention@portlandmaine.gov

Hello,

I am sending the form with separate explanations, since there is not quite enough room on the form. I have labeled the items 1-7.

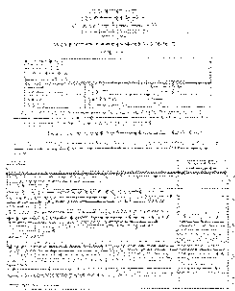
- 1) Trying to find a reliable contractor. Will complete by 3/31, if not before.
- 2) Have completed 2 interior doors. Have ordered hinges online and will install the rest before 2/28.
- 3) I am not sure how these smoke/CO alarms were missed, but there was and still is one in the basement. It absolutely worked when the furnace service person was effecting repairs/cleaning in Dec.
- 4) As above, there was/is a smoke/CO detector on the first floor, front hall way. The tenant has very highly decorated walls, so it may have not stood out well. However, it frequently sounded false alarms, so we replaced it on 12/4. Hannan Electric. There was/is an alarm in the bedroom that I thought was locked. Available for re-inspection at any time.
- 5) Excess storage in basement belonged to 1st floor tenant. He suffered a heart attack on Thanksgiving and was limited on lifting until just recently. Much of the excess has been removed, the rest to be completed by 2/28. Same with second floor-front.
- 6) Sprinkler head over water heater was installed on 11/16. Rudy the Plumber.
- 7) Will be ordered and installed before 3/31.

Thank you for working cooperatively with us.

Sincerely,
Gail Berenson
Lowell Jeffers

207-775-0842

2 attachments



220 Brackett fire ins 1.jpg
477K

220 Brackett fire ins 2.jpg
361K