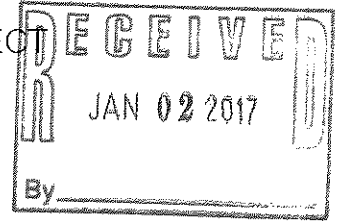


CITY OF PORTLAND  
 FIRE PREVENTION BUREAU  
 380 Congress Street, Portland, Maine 04101  
 fireprevention@portlandmaine.gov  
 (207) 874-8400

NOTICE OF VIOLATION AND ORDER TO CORRECT

December 15, 2017



Location 81 SPRUCE ST	CBL 056 D012001	Inspection Date 12/14/2017
Inspector John Brennan	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 12/30/2017.

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
<p><b>NFPA 720- 5.5.6.1 CO ALARMS REQUIRED;</b> 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.</p> <p>Install a hardwired photoelectric carbon monoxide or combination smoke and carbon monoxide alarm in the following locations: Unit 1 dining room, Unit 2 outside the front</p>	<p>IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.</p>
<p><b>NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED;</b> 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.</p> <p>Install a hardwired photoelectric smoke alarm (or combo smoke/CO) with battery backup in the following locations: Unit 1 outside back bedroom, Unit 2 front bedroom.</p>	<p>IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.</p>
<p><b>NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED;</b> 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.</p> <p>60 minute self-closing fire doors are required in the following locations: Apartments 1-3 front and rear doors and the basement door. 7 doors Total. 2 bonus doors are to also be fire rated or sheetrocked over.</p>	<p style="text-align: center;">8 / 1 / 2018</p>
<p><b>NFPA 1 EXCESSIVE/DISORDERLY STORAGE;</b> Reference NFPA 1 for excessive fuel-load.</p> <p>Remove all storage from the front stairwells.</p>	<p style="text-align: center;">12 / 16 / 2017</p>
<p><b>NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED;</b> 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)</p> <p>Install 1 domestic sprinkler head centrally located above the gas appliances.</p>	<p style="text-align: center;">1 / 10 / 2018</p>

Violation	Proposed Date of Completion
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	8 / 1 / 2018
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	___ / ___ / ___

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.*

12/28/17 \_\_\_\_\_  
Date Responsible Party  
*Susan H. Peffath*

\_\_\_\_\_  
Date Responsible Party

**SEEN AND AGREED**

1/9/18 \_\_\_\_\_  
Date Fire Prevention Bureau  
*CAPT. JB*