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September 12, 2016

City of Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101

Re: Fire violation plan of action

To Whom it May Concern:

I have been notified of the Fire Inspection violations at Ebbets Associates multi unit building at 22 Cushman Street, Portland, ME., and understand the requirement that a plan of action to remedy these violations is necessary.

I have spoken with David Petrocelli to begin the plan for such remedy and we discussed the ways in which fire doors are rated and the ways in which the historic interior woodwork in our building might be affected by new doors which meet code.

A further possibility which we discussed was the potential of hiring a fire prevention company to install, maintain and monitor a fire alarm system for the building.

We took immediate action and have an appointment with Cunningham security on September 15th to explore the use of their services. I am furthermore exploring the availability of a contractor and supplier for the installation of the appropriate doors in case we choose that course of action.

We will need a period of time to finalize a plan and make the chosen changes and we respectfully request a one year time frame for us to complete the changes needed to comply with the code. We are fully supportive of the of the City of Portland fire safety program and thank you for your efforts.


Frank Luongo
Ebbets Associates

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

**NOTICE OF VIOLATION
 AND ORDER TO CORRECT**

August 15, 2016

Responsible Party 1: Ebbets Associates 22 Cushman Street Portland, Maine 04102		Responsible Party 2: Frank Luongo 22 Cushman Street Portland, Maine 04102	
Location: 22 Cushman Street	CBL: 056 D020001	Inspection Date: 8/3/2016	
Inspector: Donald Brown, II	Inspection Type: Fire Company – FP Routine	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 complete the proposed date of completion column by proposing a reasonable timeframe to remedy each violation. This form must be received by the Fire Prevention Bureau no later than **September 15, 2016**. 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.

**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	Date of Completion
1. 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. <i>Install fire rated doors on all apartments.</i>	<i>proposed</i> <u>101 11 17</u>

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.

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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.

9/13/16
Date

9/13/16
Date

Frank Longo
Responsible Party 1
[Signature]
Responsible Party 2

SEEN AND AGREED

9/14/2016
Date

Capt. Petrucci
Fire Prevention Bureau