

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 7, 2017

<b>Location</b> 3 BOND ST	<b>CBL</b> 057 G013001	<b>Inspection Date</b> 11/13/2017
<b>Inspector</b> Dean Berry	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> 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.

<b>Violation</b>	<b>Proposed Date of Completion</b>
<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>Hardwired photoelectric smoke alarms with battery backup are required in every room used for sleeping (bedrooms) and immediately outside that room used for sleeping. The basement must also have this same smoke alarm .</p>	
<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>Hardwired Carbon Monoxide alarms are required in each apartment. These can be combination smoke/carbon monoxide devices but they must be photoelectric. The basement must also have a Carbon Monoxide alarm if the same type.</p>	
<p><b>NFPA 101- 590.6 DISCONTINUE USE OF EXTENSION CORDS;</b> Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with 590.6(A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities.</p> <p>Extensive use of extension cords and outlet strips as permanent wiring.</p>	
<p><b>NFPA 70 JUNCTION BOXES REQUIRE COVERS;</b> Refer to NFPA 70, National Electrical Code, on standards regarding junction boxes requiring covers.</p> <p>Many boxes without covers.</p>	

Violation	Proposed Date of Completion
<p><b>NFPA 70 SWITCHES REQUIRE COVERS;</b> Refer to NFPA 70, National Electrical Code, for requirements regarding switches requiring covers. All electrical switches require cover plates.</p>	
<p><b>NFPA 70 OUTLETS REQUIRE COVERS;</b> Refer to NFPA 70, National Electrical Code, for requirements regarding outlets requiring covers. All electrical outlets require cover plates.</p>	
<p><b>NFPA 101- 31.1.5.1 ELECTRICAL VIOLATION;</b> Utilities shall comply with the provisions of section 9.1. Bravo side egress deck has a porcelain style light fixture screwed directly to the wooden structure without the use of an electrical box. Electricity for this fixture is supplied with lamp cord as its primary wiring.</p>	
<p><b>NFPA 70- ARTICLE 410.42 EXPOSED LIVE ELECTRICAL WIRES;</b> Exposed metal parts shall be connected to an equipment grounding conductor or insulated from the equipment grounding conductor and other conducting surfaces or be inaccessible to unqualified personnel. Lamp tie wires, mounting screws, clips, and decorative bands on glass spaced at least 38 mm from lamp terminals shall not be required to be grounded. Electrical Service Panels are covers missing.</p>	
<p><b>NFPA 101- 9.1.2 IMPROPER WIRING, NOT TO CODE;</b> Electrical wiring and equipment shall be in accordance with NFPA 70, unless such installations are approved existing installations, which shall be permitted to be continued in service. Recent installation romex wiring run across the underside of floor joists in basement does not meet code. No permit for this installation.</p>	
<p><b>NFPA 101- 9.1.2 CERTIFY ELECTRICAL SYSTEM;</b> Electrical wiring and equipment shall be in accordance with NFPA 70, unless such installations are approved existing installations, which shall be permitted to be continued in service. New electrical panels have been recently installed. There is no permit for this installation. Please provide a letter of compliance from licensed electrician stating that the electrical system is up to the current electrical code.</p>	
<p><b>NFPA 101- 9.1.2 CERTIFY ELECTRICAL SYSTEM;</b> Electrical wiring and equipment shall be in accordance with NFPA 70, unless such installations are approved existing installations, which shall be permitted to be continued in service. The first floor front apartment is currently under renovation. New romex wire has been installed and the use of "Old Work" cut-in boxes is prevalent through out the apartment. There is no corresponding electrical permit for the electrical upgrade. Only a Licensed Master Electrician may do electrical installations in a multi-family residence.</p>	
<p><b>NFPA 10- 7.1.1 FIRE EXTINGUISHERS NEED ANNUAL SERVICE;</b> The owner or designated agent or occupant of a property in which fire extinguishers are located shall be responsible for inspection, maintenance, and recharging. Provided extinguishers are not tagged and a couple of the gauges are not showing in the green as functional.</p>	
<p><b>NFPA 101- 8.7.3.1 REMOVE FLAMMABLE LIQUIDS/ GAS;</b> The storage and handling of flammable liquids or gases shall be in accordance with the following applicable standards: (1) NFPA 30, Flammable and Combustible Liquids Code (2) NFPA 54, National Fuel Gas Code (3) NFPA 58, Liquefied Petroleum Gas Code From the basement</p>	
<p><b>NFPA 70 LABEL ALL ELECTRICAL PANELS;</b> Refer to NFPA 70 for requirements regarding labeling of all electrical panels. Covers not on. Not possible to identify circuits.</p>	
<p><b>NFPA 1- 14.6.3 COMBUSTIBLES STORED UNDER STAIRWAY;</b> Enclosed, usable spaces, within exit enclosures shall be prohibited, including under stairs, unless otherwise permitted by 14.6.3.2. No storage of any materials is allowed in a common egress stairwell.</p>	

Violation	Proposed Date of Completion
<b>NFPA 101- 7.1.10.2.1 DEBRIS INSIDE BUILDING;</b> No furnishings, decorations, or other objects shall obstruct exits or their access there to, egress therefrom, or visibility thereof. Remove all excessive debris from the building.	
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	____ / ____ / ____
<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.*

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

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

**SEEN AND AGREED**

\_\_\_\_\_  
Date Fire Prevention Bureau