



Permitting and Inspections Department  
Michael A. Russell, MS, Director

February 27, 2018

JOHANSON ERICA M &  
50 LAWN AVE  
PORTLAND, ME 04103

**CBL: 057 J006001**  
**Located at: 21 BRIGGS ST**

**EMAIL**

Dear JOHANSON ERICA M &,

An evaluation of the above-referenced property on **02/27/2018** shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. A plan of action is required to be addressed with the Inspections Department within 30 days. The debris in the stairwell and the grill on 3<sup>rd</sup> floor deck are required to be removed within 30 days. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/

A handwritten signature in black ink, appearing to read "Jason Duval", written over a large, stylized, handwritten "D" or similar mark.

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> JOHANSON ERICA M &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 2/27/2018
<b>Location</b> 21 BRIGGS ST	<b>CBL</b> 057 J006001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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- |                   |  |     |     |             |  |
|-------------------|--|-----|-----|-------------|--|
| 1) 55.001         | Interior   |     |     | Stairways   |  |
| <b>Violation:</b> | NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4.        |     |     |             |  |
| <b>Notes:</b>     | Remove debris and storage from stairwell.  |     |     |             |  |
| 2) 55.047         | Interior   |     | 2,3 |             |  |
| <b>Violation:</b> | NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.   |     |     |             |  |
| <b>Notes:</b>     | Unit 2 and Unit 3 doors are required to be 1 hour fire rated. A plan of action for the fire doors is required within 30 days.  |     |     |             |  |
| 3) 55.511         | Exterior   |     | 3   | Deck        |  |
| <b>Violation:</b> | NFPA 1, CHAPTER 10 - 10.11.6 HIBACHI OR GRILL ON BALCONY; NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICES USED FOR COOKING, HEATING, OR OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BALCONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FT OF ANY STRUCTURE  |     |     |             |  |
| <b>Notes:</b>     | Remove grill from 3rd floor back deck.   |     |     |             |  |
| 4) 55.051         | Interior   | all |     | Through Out |  |
| <b>Violation:</b> | NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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 specified by 7.2.1.8.3.   |     |     |             |  |
| <b>Notes:</b>     | All fire doors are required to self close and self latch.  |     |     |             |  |
| <b>Comments:</b>  | Field Inspection 2/27/18- Debris in stairwell are required to be properly removed. No storage is allowed in stairwell. Grill on 3rd floor deck is required to be removed (no grilling allowed on deck). Fire doors required for 3rd and 2nd floor units. All fire doors are required to self-close and self-latch. A plan of action for the fire doors is required within 30 days. |     |     |             |  |