



76 PARK AVENUE, PORTLAND, MAINE 04101
207-774-9303 • FAX 207-774-1189
www.rentwithus.com

City of Portland
Fire Prevention Bureau
380 Congress Street
Portland, Maine 04101

September 13, 2016

Re: 226 Valley Street
Notice of Violations 8/18/16

To whom it may concern:

I manage 226 Valley Street for 226 Valley, LLC. I am responding to the Notice of Violation dated 8/18/16. I tried the office for clarification at least three times with no return call.

In any event, my interpretation of the scope of work would be:

- Remove or cover the foam insulation on the walls of the laundry room.
- Construct a ceiling in the laundry room to prevent smoke from rising through the building.

As stated on your notice, I hope to have this completed by December 1, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Smarc", with a long horizontal line extending to the right.

Michael A. Smarc
Property Manager

CC: Sparks, A. Owner 226 Valley, LLC; file
Enc: Copy of violation

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

August 29, 2016

Responsible Party 1: 226 VALLEY LLC 1480 JUDSON DR BOULDER , CO 80305		Responsible Party 2: Apartment Locator LLC 76 Park Avenue Portland, ME 04101
Location 226 VALLEY ST	CBL 064 D017001	Inspection Date 8/18/2016
Inspector Christopher Goodall	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 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 9/15/2016. 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.

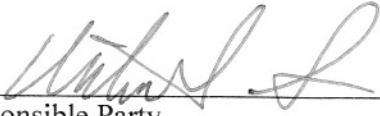
Violation	Proposed Date of Completion
NFPA 101- 31.3.7 FLOOR/ CEILINGS ASSEMBLY NOT SMOKE-TIGHT; In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, in addition to the following criteria to be met. Above laundry area in basement of rear stairwell	12/1/16
NFPA 101- 31.3.3.2 INTERIOR FINISH; Interior wall and ceiling finish materials complying with 10.2 shall be permitted as follows: (1) Exit enclosures- Class A or B (2) Lobbies and corridors- Class A or B (3) Other Spaces- Class A, B, or C. Extruded polyurethane foam on inside of exterior wall basement level rear stairwell	12/1/16

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.

9/13/16 _____  _____
Date Responsible Party

Date Responsible Party

SEEN AND AGREED

Date Fire Prevention Bureau

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Michael I. Goldman
Associate Counsel

Anne M. Torregrossa
Associate Counsel

Victoria E. Morales
Associate Counsel

NOTICE OF INTENT TO PROSECUTE

To Whom it May Concern,

Please see the attached Notice of Violation and Order to Correct from the City of Portland Fire Prevention Bureau. The Fire Prevention Bureau has referred this matter to me for prosecution in the event that you do not complete and return the required plan of action by the date contained in the Notice of Violation. Your failure to comply will result in the issuance of a summons for you to appear in court, and the imposition of civil penalties in the minimum amount of \$100 per violation per day.

Please contact the Fire Prevention Bureau at (207)874-8400 to resolve these outstanding violations. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

Sincerely,

Anne M. Torregrossa
Associate Corporation Counsel
City of Portland