

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

October 24, 2017

Responsible Party 1: Le Phuong 2455 SEDGWICK AVE # 2-K BRONX, NY 10468		
Location 28 A ST	CBL 064 D024001	Inspection Date 9/20/2017
Inspector Brendan Joyce	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 11/15/2017.

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
NFPA 101- 7.2.1.8.1 FIRE DOOR(S) MUST SELF-CLOSE; 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 permitted by 7.2.1.8.3. Self-closing hinges are needed for Apartment 1, 2 and both doors that will be installed for Apartment 5. Apartment 4 needs their hinges adjusted so the door closes.	05/01/2018
NFPA 101-40.2.4 MEANS OF EGRESS; The number of means of egress shall comply with either 40.2.4.1.1 or 40.2.3.2. Apartment 1's second means of egress blocked by furniture.	12/01/2017
NFPA 101- 9.6.10.1.1 SMOKE DETECTOR REQUIRED; Where required by another section of this code, single-station and multiple-station smoke alarms shall be in accordance with NFPA 72, National Fire Alarm Code, shall be provided in all occupiable areas in environments that are suitable for proper smoke detector operation. Smoke alarms are required in all sleeping rooms and immediately outside the sleeping rooms.	12/01/2017
PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 4.6.1 Residential units shall be designated using numerals. 4.6.2 The first numeral of each residential unit shall be the floor designation. All apartment entry doors need to be labeled with their appropriate number.	05/01/2018
NFPA 101-40.2.4 MEANS OF EGRESS; The number of means of egress shall comply with either 40.2.4.1.1 or 40.2.3.2. Basement apartment second means of egress passes through the buildings laundry room to get to the outside. This can be resolved by installing the fire door (Apt 5) and domestic sprinkler head above the dryer.	05/01/2018

Violation	Proposed Date of Completion
<p>NFPA 80- ANNEX D.4 1-HOUR FIRE DOORS ASSEMBLIES REQ; Listings are provided for floor fire door assemblies that are installed in fire-rated floor-ceiling or roof-ceiling assemblies that have been tested in accordance with the methods described in NFPA 288. The listing indicates the fire-rated assembly and the hourly rating (3 hours, 2 hours, 1.5 hours, 1 hour, .75 hours) for which the door can be permitted to be used so that access to the space above the ceiling or to the floor above can be provided without adversely affecting the fire resistance rating of the entire assembly. The listing provides limitations on the maximum size of an individual door opening and the total area of all door openings permitted for each 100 square feet of floor or ceiling.</p> <p>60 minute fire doors with self-closing hardware is needed in the following area: Front stairwell door for Apartment 1, 2, and both doors for apartment 5 (A St side and a door to separate the apartment from the furnace room.</p>	05/01/2018
<p>NFPA 101- 10.2.4.1 CEILING TILES MISSING; The use of textile materials on walls or ceilings shall comply with one of the following conditions: (See NFPA 101-10.2.4.1 for conditions)</p> <p>Numerous locations in the basement spaces.</p>	12/01/2017
<p>NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; 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>Required in every apartment (common area) and the basement room where the furnace is located.</p>	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>___/___/___</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>___/___/___</p>

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