

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**

September 15, 2017

<b>Responsible Party 1:</b> Severus LLC P.O. Box 795 Yarmouth, ME 04096		Bellport Property 536 Washington Ave Portland ME 04103
<b>Location</b> 243 VALLEY ST	<b>CBL</b> 064 E005001	<b>Inspection Date</b> 8/16/2017
<b>Inspector</b> Sean Donaghue	<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 9/30/2017.**

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.

Violation	Proposed Date of Completion
<b>PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED;</b> 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 unit doors must be properly identified, front and rear stairwells	<u>12 / 30 / 17</u>
<b>NFPA 101- 7.2.1.8.1 FIRE DOORS MUST BE SELF- OR AUTO-CLOSING;</b> 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. All fire doors must auto close, 1st floor unit front stair has self closing hinges but is not adjusted properly, 2nd floor rear no self closing hinges (not a fire door, separate violation states this door needs to be replaced)	<u>12 / 30 / 17</u>
<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. Unit 2 multiple smoke detectors greater than 10 years old, per manufactureres recommendation replacement required every 10 years. Please check all in building	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
<b>NFPA 1 EXCESSIVE/DISORDERLY STORAGE;</b> Reference NFPA 1 for excessive fuel-load. No debris permitted in front and rear stairwells, noted in both front and rear, please remove	<u>12 / 30 / 17</u>

Violation	Proposed Date of Completion
<p><b>NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS;</b> Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical reaction, or overheating.</p> <p>Basement, appears to be old main electrical line into building (possible from removed house meter) is hanging with exposed ends, either properly terminate in a junction box or remove altogether</p>	<p><u>12 / 30 / 17</u></p>
<p><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 FTOF ANY STRUCTURE</b></p> <p>Grill noted on 1st and 2nd floor deck, grills not permitted on deck</p>	<p><u>12 / 30 / 17</u></p>
<p><b>NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED;</b> 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.</p> <p>2nd floor landing has an old wood non fire rated door that is permanently closed. Door must be replaced with a fire door OR removed and opening sheetrocked to provide 60 minute fire rating</p>	<p><u>12 / 30 / 17</u></p>
<p><b>NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS;</b> Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical reaction, or overheating.</p> <p>Rear stairwell, between 1st and 2nd floor two exposed sockets appear to be for light bulbs, please remove/cover</p>	<p><u>12 / 30 / 17</u></p>
<p><b>NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED;</b> 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.</p> <p>Unit 2, 2nd floor rear stairwell door isn't fire rated. Please replace with a 60 minute rated fire door that is self closing</p>	<p><u>12 / 30 / 17</u></p>
<p><b>FINAL DATE OF COMPLETED VIOLATION(S)</b></p>	<p><u>12 / 30 / 17</u></p>
<p><b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b></p>	<p><u>  /  /  </u></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.*

9/28/17  
Date

  
Responsible Party

\_\_\_\_\_  
Date

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

**SEEN AND AGREED**

10/02/2017  
Date

CRIST. JRB  #17  
Fire Prevention Bureau

