



Portland Fire Department

SANTARELLI DE BRASCH THOMAS O
14 FREDERIC ST
PORTLAND, ME 04102
tsdb1@juno.com

CERTIFIED MAIL

RE: 460 ST JOHN ST
PORTLAND, ME

066 F019001

460 ST JOHN ST Page 1 of 4

**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 5/9/2018 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by the dates given on the attached.

A reinspection of your property will take place on 9/17/2018 10:00:00AM .

Please contact the Fire Prevention Bureau at 874-8400 if you have any question about your reinspection. If the violations are not corrected at the time of reinspection, you will be charged a \$150 failed reinspection fee.

If you do not correct the attached violations, then this matter may be referred to the City of Portland Corporation Counsel for legal action, including civil penalties and other legal remedies.

Thank you for keeping the City of Portland safe.

Sincerely,

Captain John Brennan
Fire Prevention Bureau
City of Portland

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
NFPA 1-60.1.26.1	Excess storage of flammable and/or combustible materials not allowed.	IMMEDIATELY remove all excess flammable and/or combustible materials. Oil heating oil tank in basement, previous leaks? as it is packed with oil dry absorbent around it.	5/10/2018
NFPA 101-8.5	Where required, smoke barriers shall be provided and maintained	Various locations in basement and basement stairwell B	5/16/2018
NFPA 101-8.3.3.3	Fire doors must be self- or auto-closing.	All units need to be adjusted	6/8/2018
NFPA 101-7.2.2.4	Existing stairs must have a handrail on at least one side.	needs hand rail from unit #3	6/8/2018
NFPA 101-Ch. 8	The fire barrier, including walls, ceilings, floors, etc. must be maintained with the minimum required fire rating.	front stairs from the basement to 2nd floor open.	6/8/2018
NFPA 101-7.2.8	Fire escapes must comply with all requirements and must be kept in good condition.	This violation must be corrected by the date given or, if a permit is required, a complete permit application must be submitted by that date. The drop down ladder must be in working order.	6/8/2018
NFPA 101-31.2.4.1	Each dwelling unit shall have two separate exits located remotely from each other.	This violation must be corrected by the date given or, if a permit is required, a complete permit application must be submitted by that date. Second means of egress onto fire escape, question size of window being too small.	6/8/2018
NFPA 101-31.2.4.1	Each dwelling unit shall have two separate exits located remotely from each other.	This violation must be corrected by the date given or, if a permit is required, a complete permit application must be submitted by that date. Refrigerator blocking door in kitchen unit #5	6/8/2018
NFPA 101-31.2.4.1	Each dwelling unit shall have two separate exits located remotely from each other.	This violation must be corrected by the date given or, if a permit is required, a complete permit application must be submitted by that date. Unit 3 Third floor window exit too small for egress.	6/8/2018
NFPA 101-9.1.2; NFPA 70	Electrical system must comply with NFPA 70, National Electric Code. A master electrician must certify that the system is safe and compliant.	Panels need to be labeled. Exposed knob and tube wiring throughout. GFI outlets ect.	6/8/2018

NFPA 101-4.5.3.2, 7.1.10.1	The means of egress shall remain free and unobstructed.	IMMEDIATELY remove all obstruction to the means of egress. Unit 5 second egress obstructed by refrigerator.	5/10/2018
NFPA 101-8.6	Vertical openings shall be enclosed or protected in accordance with Section 8.6.	Basement pipe chase	5/16/2018
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Wires in basement must be supported. All boxes must be supported. Any wire not being used should be eliminated or installed into a box. All panels must be labeled with a printed label.	6/8/2018
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	All bathroom outlets be GFCI protected and in good working order.	6/8/2018
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	All outlets in the basement must be GFCI protected	6/8/2018
NFPA 101-31.3.4.5; City Code 10-3(i)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level including the basement.	IMMEDIATELY install temporary alarms where required. Fully compliant, permanent alarms must be installed by the date given. All ionization type smoke alarms must be replaced with compliant photoelectric alarms. Unit #2 needs smoke alarm in living room due to door arrangement. 1 units with ceiling fans smoke alarms must be installed no closer than 3' from fan	6/8/2018
NFPA 101-8.3.3.3	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.	Fire doors must self close and latch throughout	6/8/2018
NFPA 101-24.2.2, 31.2.1.2	Each sleeping room shall have a least two means of escape, independent of and remote from the other.	This violation must be corrected by the date given or, if a permit is required, a complete permit application must be submitted by that date. Second level of unit four lacks any compliant means of egress or escape. Rear bedroom of unit 3 needs compliant escape window to fire escape	6/8/2018
NFPA 101-4.5, 7.1.8	Guards must comply with the requirements of section 7.1.8 and must be maintained in good repair.	Unit 3 missing stair guards	6/8/2018

NFPA 101-31.2, 4.5.8	Fire doors and assemblies must be kept maintained in good condition and working order. Basement level wall penetrations into front egress hall need repair	Penetrations through basement walls into egress stairs must be patched or repaired to maintain one hour separation.	6/8/2018
NFPA 101-7.2.8	The authority having jurisdiction shall be permitted to approve an existing fire escape stair that has been shown by load test or other satisfactory evidence to have adequate strength.	Licensed design professional must certify exterior metal fire escapes	6/8/2018
NFPA 101-31.2.2.1	In buildings using Option 4, exit enclosures shall have a minimum 1-hour fire resistance rating, and doors shall have a minimum 1-hour fire protection rating.	Both doors leading from basement into front egress hallway must be self closing, one hour rated fire doors.	8/7/2018