

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

December 1, 2016

**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,

A handwritten signature in blue ink that reads 'Anne M. Torregrossa'. The signature is written in a cursive style.

Anne M. Torregrossa  
Associate Corporation Counsel  
City of Portland

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**

December 1, 2016

<b>Responsible Party 1:</b> Santarelli de Brasch Thomas 14 FREDERIC ST PORTLAND, ME 04102		
<b>Location</b> 464 ST JOHN ST	<b>CBL</b> 066 F020001	<b>Inspection Date</b> 11/16/2016
<b>Inspector</b> John Brennan	<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 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 12/30/2016. 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
<b>NFPA 101- 7.5.1.1 EXIT OBSTRUCTED;</b> 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 access 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. First floor apartment on the left has storage blocking the exit door from being opened.	IMMEDIATELY remove all obstructions from the exits. Your signature below indicates that all obstructions have been removed and will not be replaced.
<b>NFPA 101- 7.2.1.5.2 ILLEGAL LOCKS ON EXIT DOOR;</b> Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side. The basement door was found with a padlock on the outside of the door. The door could be locked trapping someone inside the basement.	IMMEDIATELY remove or disable all illegal locks on exit doors. Your signature below indicates that the illegal locks have been removed or disabled and will not be replaced.
<b>NFPA 1 EXCESSIVE/DISORDERLY STORAGE;</b> Reference NFPA 1 for excessive fuel-load. Excessive storage exists in the basement.	____/____/____

Violation	Proposed Date of Completion
<p><b>NFPA 30- TABLE 9.6.2.1 FLAMMABLE/COMBUSTIBLE LIQUIDS STORAGE EXCEED LIMIT;</b> See NFPA 30 Table 9.6.2.1 for special occupancy limits for flammable and combustible liquid storage.</p> <p>There is excessive combustibles around the furnace including a 5 gallon drum of tar which as leaked onto the furnace and floor. That was removed and placed away from the furnace. There is also a collection of combustibles being stored under the second floor fire escape.</p>	<p>IMMEDIATELY remove all excess flammable/combustible material from the interior of the structure. Your signature below indicates that all excess material has been removed, will not be replaced, and will be properly disposed of or stored elsewhere.</p>
<p><b>NFPA 70- ARTICLE 110 B CERTIFY ELECTRICAL SYSTEM;</b> Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling. Entire electrical system needs to be looked at.</p> <p>Certify the electrical system.</p>	<p>___ / ___ / ___</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>Multiple wires terminate outside any boxes.</p>	<p>___ / ___ / ___</p>
<p><b>NFPA 70- 590.6 EXTENSION CORDS;</b> Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with 590.6(A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities.</p> <p>There is an extension cord being used as permanent wiring and illegally connected to wiring near the front of the basement. Install a proper outlet where necessary.</p>	<p>___ / ___ / ___</p>
<p><b>NFPA 70 MISSING BOX COVERS;</b> Refer to NFPA 70, National Electrical Code, on standards for missing box covers.</p> <p>There are numerous missing covers in the basement leaving exposed wiring.</p>	<p>___ / ___ / ___</p>
<p><b>NFPA 70 MISSING COVER ON PANEL;</b> Refer to NFPA 70, National Electrical Code, on requirements of missing cover on electrical panel.</p> <p>The panels labeled house and 1st floor in the basement are loose. If you open the door, the door will pull the top of the electrical panel away from the mounting.</p>	<p>___ / ___ / ___</p>
<p><b>NFPA 70- 4.10.8 DEFECTIVE LIGHT FIXTURE;</b> Luminaries shall be installed such that the connections between the luminaire conductors and the circuit conductors can be inspected without requiring the disconnection of any part of the wiring unless the luminaries are connected by attachment plugs and receptacles.</p> <p>All light fixtures must have a bulb in them to prevent a shock due to exposed wiring.</p>	<p>___ / ___ / ___</p>
<p><b>NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED;</b> The areas described in Table 31.3.2.1.1 shall be protected as indicated: Boiler and fuel-fired heater rooms serving more than a single dwelling unit (minimum separation/protection is 1 hour or sprinklers)</p> <p>A sprinkler head could not be located above the furnace.</p>	<p>___ / ___ / ___</p>
<p><b>NFPA 1, CHAPTER 10 - 10.11.6 HIBACHI OR GRILL ON BALCONY;</b> 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</p> <p>Remove the BBQ grill from the second floor porch on the left side of the building.</p>	<p>___ / ___ / ___</p>

**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