

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

May 4, 2017

Responsible Party 1: Sturmer Brigitte & Marvin 5264 Calatrana Drive WOODLAND HILLS, CA 91364		Responsible Party 2: Bell Port Properties 536 Washington Ave Portland, ME 04103
Location 75 ROBERTS ST	CBL 066A B010001	Inspection Date 4/19/2017
Inspector Raymond Smith	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 5/30/2017.

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
NFPA 101- 31.3.1.1.1 VERTICAL OPENINGS NOT FIRE RATED; Vertical openings shall be enclosed or protected in accordance with Section 8.6. Rear Stairway Closets, Floor #2, and Floor #1 Stairway, both sides #75 and #77	10/15/17
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. Basement Both sides, 1st Floor bedroom, 2nd Floor Bedroom and all of 3rd floor on the #75 side	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; 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. Basement Both sides, 1st floor bedroom, 2nd Floor Bedroom and all of 3rd floor #75 side	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 70- ARTICLE 110 B CERTIFY ELECTRICAL SYSTEM; 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. Exposed wiring in closet, #75 side, 2nd floor closet in stairway	10/15/17

Violation	Proposed Date of Completion
NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS; 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. Open electrical box, over furnace on #77 side	10/15/17
NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; 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) Needed for all three furnaces and water heaters. Both sides #75 and #77	10/15/17
NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; 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. Top of Basement Stairs, Both sides, #75 and #77. Both front and rear doors for the 1st floor apartments, both sides.	10/15/17
FINAL DATE OF COMPLETED VIOLATION(S)	10/15/17
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	10/15/17

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.

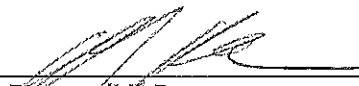
VIOLATOR CERTIFICATION

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.

6/19/17
Date


Responsible Party

Date

Responsible Party

SEEN AND AGREED

6/19/17
Date


Fire Prevention Bureau

75 Roberts POA

David Petruccelli <petruccellid@portlandmaine.gov>

Mon, Jun 19, 2017 at 3:43 PM

To: Dan Blake <Blake@bellportmgt.com>

Cc: "Katharine Cahoon (kcahoo@portlandmaine.gov)" <kcahoo@portlandmaine.gov>, Keith Gautreau

<kng@portlandmaine.gov>, John Brennan <brennanj@portlandmaine.gov>

Hello Dan,

I didn't think this was the property that Keith called Brit about, but maybe it came up during the discussion. These are going to have to be case by case situations.

The primary reason this property got an inspection request this year, is because we had no resolution or follow-up from April of 2015 stating that the doors would be in by July (See attached letter). We understand that you can get caught in the middle, when an owner won't authorize materials or work, so we will hope that this doesn't become the norm.

We will accept the proposed October 2017 deadline in this situation.

Thank you,
David

Capt. David Petruccelli
Portland Fire Department
Fire Prevention &
Community Outreach Branch
380 Congress St
Portland, ME 04101

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