

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

November 27, 2018

| | | |
|--|---|-------------------------------------|
| Responsible Party 1: Corbin Jeffrey 836 WASHINGTON AVE #7 PORTLAND, ME 04103 | | |
| Location 81 GRANITE ST | CBL 066A B019001 | Inspection Date 4/18/2017 |
| Inspector Justin Bragdon | 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 12/15/2018.

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 58- 8.3.1 L.P.G. STORED INSIDE EXCEEDS LIMITS; Storage of cylinders in buildings shall be in accordance with Table 8.3.1(a) or Table 8.3.1(b) or the requirements of section 8.3 Multiple 20# propane tanks in the building. (basement, 1st floor apartment, 2nd floor stairwell) Told owner these needed to be removed to the outside | |
| NFPA 30- 21.7.4.3.1 STORAGE TANKS ABANDONED; Underground tanks taken out of service or abandoned shall be emptied of liquids, rendered vapor-free, and safeguarded against trespassing in accordance with this section and in accordance with NFPA 326, or in accordance with the requirements of the authority having jurisdiction. The procedures outlines in this section shall be followed when taking underground tanks temporarily out of service, closing them in place permanently, or removing them. There are 3 - 5 gallon gas cans in the basement | |
| NFPA 101- 7.5.1.1 AND 7.5.1.1.1 OBSTRUCTED EGRESS; Exits shall be located and exit access shall be arranged so that exits are readily accesible at all times (7.5.1.1). 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 (7.5.1.1.1). The rear hallway from the 2nd floor is obstructed with bags/bicycles. Owner told tenant to move during inspection | |

| 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>There is fire door required to the basement in the rear stairwell from the 2nd floor apartment. Additionally, in the front hallway on the 2nd floor, there is an old double panel door that is not in use. This needs to be covered by a 1 hour rated fire door that self-closes as there is a bedroom on the opposite side.</p> | |
| <p>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)</p> <p>There are 4 gas fueled water heaters in the basement which require sprinkler protection</p> | |
| <p>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.</p> <p>1st floor apartment had missing and disconnected smoke detectors. These need to be replaced.</p> | |
| <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