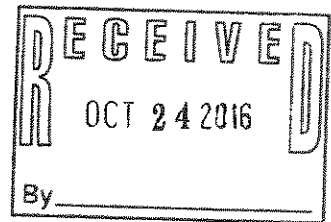


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

October 5, 2016

Responsible Party 1: Cooper Properties PO Box 10991 Portland, ME 04112		Responsible Party 2: Cooper Properties PO Box 491 Portland, ME 04112
Location 12 PITT ST	CBL 116 C002001	Inspection Date 10/3/2016
Inspector Christopher Goodall	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 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 10/30/2016. 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
NFPA 101-7.9.3 EMERGENCY LIGHTS REQUIRE MAINTENANCE; 7.9.3 Periodic Testing of Emergency Equipment 7.9.3.1 Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3. 7.9.3.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows: (1) Functional testing shall be conducted monthly with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2). (2) The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction. (3) Functional testing shall be conducted annually for a minimum 1-1/2 hours if the emergency lighting system is battery powered. (4) The emergency lighting equipment shall be fully operational for the duration of the test required by 7.9.3.1.1(1) and (3). (5) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction. All emergency lights need new batteries	11/1/16
PORTLAND FIRE DEPARTMENT CHAPTER 10 FIRE ALARM INSPECTION STICKER REQUIRED; Provide annual fire alarm inspection sticker at the annunciator. This sticker must be provided by a licensed master fire alarm company. A list of licensed master fire alarm companies can be found at: www.portlandmaine.gov/fireprevention . Unable to find sticker for inspection	11/15/16
NFPA 101- 31.3.3.2 INTERIOR FINISH; Interior wall and ceiling finish materials complying with 10.2 shall be permitted as follows: (1) Exit enclosures- Class A or B (2) Lobbies and corridors- Class A or B (3) Other Spaces- Class A, B, or C. Paneling throughout all common areas of building	12/31/16

Violation	Proposed Date of Completion
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) No sprinkler head over gas heating units. Also need sprinkler head over the two dryers	<u>12/1/16</u>
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. Door to basement stairwell	<u>12/31/16</u>

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.

10/17/16 _____ Chris B... Manager Coastal Electric
 Date Responsible Party

 Date Responsible Party

SEEN AND AGREED

10/24/2016 _____ Capt. Petrucci
 Date Fire Prevention Bureau

Paint Fire Retardant

October 19,2016

To Portland Fire Dept.

RE: 12 Pitt Street Inspection Failure.

Items to be resolved :

- 1) All emergency lights will have their batteries replaced by 11/1/2016
- 2) Company who did fire equipment inspection in March of 2016 will be contacted and request appropriate sticker .
- 3) Entire common area paneling will be painted with a fire retardant coat of paint by 12/31/2016.
- 4) Gas boilers will have sprinkler head hooked into water supply installed by 12/1/2016.
- 5) Stairwell base will have a fire door to replace the current door at the top of the stairs. (or bottom of the stairs if top is prohibitively difficult) 12/31/2016 completion date.

These are all dates and projects that I can meet and would invite you to inspect again when completed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Grimm', with a stylized flourish at the end.

Chris Grimm

Manager Coastal Edge llc

408 Fore Street

Portland, ME 04101