



Permitting and Inspections Department  
Michael A. Russell, MS, Director

March 5, 2018

SAWYER KIMBERLY D &  
PO BOX 6362  
SCARBOROUGH, ME 04074

**CBL: 116 C006001**  
**Located at: 15 FESSENDEN ST**

**EMAIL**

Dear SAWYER KIMBERLY D &,

An evaluation of the above-referenced property on **03/05/2018** shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. A plan of action for fire door and windows (if needed) are required within 30 days. All other violations shall be corrected within 30 days. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$150.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$150.00 fee will be assessed for each inspection.

Sincerely,

/s/ 

Jason Duval  
Code Enforcement Officer

**CITY OF PORTLAND  
HOUSING SAFETY OFFICE**

389 Congress Street  
Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> SAWYER KIMBERLY D &		<b>Inspector</b> Jason Duval	<b>Inspection Date</b> 3/5/2018
<b>Location</b> 15 FESSENDEN ST	<b>CBL</b> 116 C006001	<b>Status</b> Failed	<b>Inspection Type</b> Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 55.047

**Violation:** NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES.

**Notes:** Basement door required to be 1 hour fire rated.

2) 55.005

**Violation:** NFPA 101- 31.2.1.1 ESCAPE WINDOWS - INSUFF. SIZE; It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 square feet. The width shall be not less than 20 inches, and the height shall be not less than 24 inches. The bottom of the opening shall not be more than 44 inches above the floor. See NFPA 101 24.2.2.3.3 for a continuation of this code.

**Notes:** If 3rd floor bedroom windows do not meet egress standards, one window in each bedroom is required to meet egress standards. Attached is window policy.

3) 55.051

**Violation:** NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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 specified by 7.2.1.8.3.

**Notes:** All fire doors are required to self close and self latch.

4) 55.05

**Violation:** 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.

**Notes:** CO alarm required in basement.

5) 55.530

**Violation:** CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS; 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable.

4.6.1 Residential units shall be designated using numerals.

4.6.2 The first numeral of each residential unit shall be the floor designation.

4.6.3 In single floor buildings the floor designation shall be omitted.

**Notes:** All unit doors are required to be labeled.

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6) 3.011

**Violation:** 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)

**Notes:** Spinkler required for heating protection.

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**Comments:** Field Inspection 3/5/18- Fire extinguishers need to be removed or be certified for 2018. Unit fire doors are required to self close and self latch. All unit doors required to have numbers labeled. A fire door is required for the basement. CO alarm required in basement. Sprinkler protection required for heating equipment. 3rd floor bedroom windows did not meet egress. Owner will be looking in to seeing if windows meet after removing top of window guards. If windows do not meet minimum standards for egress a plan of action is required within 30 days. A plan of action for the fire door is required within 30 days. All other violations should be addressed within 30 days.