

6/20/2108

TO: John Rioux

FROM: John Cloran

94 Glenwood Ave. Portland ME. 04103 Building Numbers 233777

RE: Portland Fire Department Fire Regulations

In 2013 I was sent a letter from the Portland Fire Inspector, for fire door violations. He demanded that seven doors in my home be replaced to satisfy Fire Door regulations per NFPA. One of those doors was a closet in a hallway. There was no 'living area' in that closet. It was used as a storage area only and had no hazardous materials stored there. At each end of that hallway there was to be Fire doors placed according to the POA laid out by the Portland Fire Department. But the Fire Chief still demanded a Fire Door into a hallway storage closet. This is not covered under NFPA. This was a whim of the past Fire Chief.

When the 'old' Fire-Chief retired, John Martel became the new Fire Chief in Portland in 2013. Mr. Martel looked at the same hallway and stated that no fire code violation existed for my hallway 'storage closet' door. Hence no Fire Door was needed at that storage location.

In addition, at the bottom of my front stairway there are three doors, one leading outside, one leading into the first floor apartment, and one leading up the stairwell. John Martel, the Portland Fire Chief, gave me instructions to change one.... door in that area into a Fire Door. I could either change the front door leading into the first floor apartment or, I could change the stairwell door into a Fire Door demanded by the Portland Fire Department. By changing one door into a Fire Door in that area that would then satisfy the Portland Fire Code. I choose to change the stairwell door into a Fire Door and asked that the City put that OK into writing in case this is questioned by the next Fire Chief. Mr. Martel, the Fire Chief for the City of Portland did that. Mr. Martel sent me a letter from the Portland Fire Department stating that the stairwell door, now being an approved Fire Door, satisfies the Fire Code Regulations of the Portland Fire code. The Portland Fire code concerning these doors has not changed since then.

But now the new Fire Chief says that letter from John Martel, the City of Portland Fire Chief, is no longer accepted. The Portland Fire Department now states they can't find John Martel's letter even though I supplied them with a copy of that email.

The new Chief, Keith Gautreau, is now demanding that the front door leading into the first floor apartment needs to have all new hinges, be self closing, and self latched. This is not a change in the Portland Fire Code law. This is not NFPA. This is a whim of the new Portland Fire Chief.

As a retired Registered Nurse who worked in a Regional Burn and Trauma unit I can assure you I am trying to keep everyone safe in my home. The last thing I ever want to see is another burn. But keeping everyone safe is complicated with each 'new' chief who adds his own version of Fire Code regulations.

2013

Nov 20 (2 days ago)

John Martell

to me

John,

Thank you for your Plan of Action and Fire Prevention approves. Fire Prevention also approves that the door to the 1st floor stairway will be a one hour rated fire door with self closing hinges and that the existing front door to the first floor apartment can remain as is. Any questions let me know and as you complete each phase please let us know so that we can reinspect to clear the violations. If you could please acknowledge receipt of this email that would be great.

John

John Martell

Portland Fire Department

Fire Prevention Bureau

874-8400

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

11/7/2013

TO: John Martel

From: John Cloran

94 Glenwood Ave.

Portland ME. 04103

874 0048

Building # 233777

RE: POA for Violation of fire doors

The plan for the seven doors now in violation of the Portland fire code will be addressed as follows.

By no later than 11/7/2014

The first three doors will be compliant with the fire code, giving priority to the first floor front entrance area. Please see the stipulation below.

By no later than 11/7/2015

Three additional doors will be compliant with the fire code, giving priority to the tenants entry/exit doors.

By no later than 11/7/2016

The last door, door seven, will be compliant with the fire code.

Please note this stipulation. As you know, the front entrance on the first floor of this building has two doors, one to a stairwell, and one to the first floor apartment. As I was given at your direction, the OK to address only the stairwell door, as opposed to the door leading into the first floor apartment, to satisfy this code violation, I would like from you, a written statement that this option satisfies the code requirements. Hopefully, this agreement, from you, will be honored by any future Fire inspector. That is the reason why I would like to have that in writing, please.

PS, I have just purchased 10 Photoelectric, smoke / carbon monoxide detectors for this building. Hopefully, those items will be installed by Hannon's electric on 11/14/2013. The appointment has already been made. And that date was the first opportunity they had in their schedule to install the detectors. I am working on getting this building as safe as humanly possible, as quickly as possible.

The above plan I assure you, will be carried out with due diligence. And, if at all possible, I will endeavor to be well ahead of this plan.

Thank you for your cooperation, your patience, and for your understanding in these matters.

Respectfully,

John Cloran

As a responsible landlord, I should be able to implement changes to my Portland apartments that satisfy Fire code as it is written in the....Law. And as a Portland resident I should be able to count on official paperwork from the City. I should not have to make changes with every new Fire chief.

My November 2013 letter from the Portland Fire Department stating the first floor door is in compliance should be honored.

Any assistance in this matter will be greatly appreciated.

John Cloran

94 Glenwood Ave.

Portland Maine, 04103

Building # 233777

