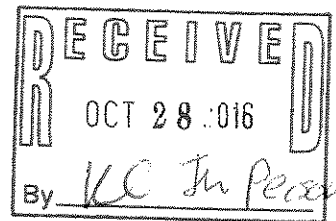


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

October 11, 2016

Responsible Party 1: CRAIG STEPHEN N & SHARON N JTS 113 HIGHLAND ST PORTLAND, ME 04103		
Location 119 HIGHLAND ST	CBL 123 J004001	Inspection Date 9/7/2016
Inspector John Brennan	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
PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED; Knox Boxes are required for all buildings with fire alarm or suppression systems. Due to the sprinkler system, a knox box with access keys to the building is required.	<u>12/31/16</u>
PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 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. All apartment entry doors must be labeled with their appropriated apartment number (both front and rear entries).	<u>11/30/16</u>
NFPA 101-31.3.4.1.1 FIRE ALARM SYSTEM REQUIRED; Apartment buildings four or more stories in height or with more than 11 dwelling units, other than those meeting the requirements of 31.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6, except as modified by 31.3.4.2 through 31.3.4.6. Due to the presence of a sprinkler system, a monitored fire alarm system is required. <i>Not required per Capt. Petrucci</i>	<u>10/12/16</u> System installed prior to 2000 bell alarm functioning
NFPA 13- 8.5.5.2.1 SPRINKLER HEADS BLOCKED; Continuous or noncontinuous obstructions less than or equal to 18 inches below the sprinkler deflector that prevent the pattern from fully developing shall comply with 8.5.5.2. Storage is blocking th effectiveness of a sprinkler head near the basement stairs.	<u>10/12/16</u> removed all blockages
NFPA 13 SPRINKLER SYSTEM INSPECTION TAG; NFPA 13 covers the annual maintenance, inspection, and record keeping requirements for sprinkler system inspection tags. No tag could be located. Sprinkler System needs to be inspected.	<u>10/28/16</u>

Violation	Proposed Date of Completion
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. <i>Electrician to install hard-wired</i> 120 Volt CO Alarms with battery backup are required in the basement as well as inside each apartment. <i>alarm for smoke & CO on 11/11/16</i>	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. <i>Temporary/battery powered detector in place. Electrician will install permanent</i> 120 Volt Smoke Detector with battery backup is required in the basement. <i>on 11/11/16</i>	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
NFPA 70- 590.6 EXTENSION CORDS; Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with 590.6(A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities. Remove the power cord in the front stairwell, second floor that runs under a carpet and powers a light.	<i>10/12/16</i> removed by tenant
NFPA 1, CHAPTER 10 - 10.11.6 HIBACHI OR GRILL ON BALCONY; NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICES USED FOR COOKING, HEATING, OR OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BALCONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FT OF ANY STRUCTURE Grills must be 10 ft away from the building when in use.	<i>10/12/16</i> removed

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.

10/27/16
 Date

Steph H. J.
 Responsible Party

10-27-16
 Date

[Signature]
 Responsible Party

SEEN AND AGREED

10/28/2016
 Date

Capt. Petrucci
 Fire Prevention Bureau

ATTACHMENT TO
NOTICE OF VIOLATION AND ORDER TO CORRECT

Knox Box will be ordered by the middle of November 2016 and installed by December 31, 2016. Master keys will be provided to Portland Fire Department per "Notice of Violation and Order to Correct."

All building and unit doors will be marked numerically by landlord per "Notice of Violation and Order to Correct."

Sprinkler System will be inspected by "Sprinkler System, Inc." of Lewiston, Maine on October 28, 2016.

"Casco Bay Electric" of Portland, Maine will install 120 Volt CO Alarm with battery backup and 120 Volt Smoke Detector with battery backup in basement on November 11, 2016.

The remainder of the items on the "Notice of Violation and Order to Correct" have already been corrected. Dates of completion are noted on the "Notice of Violation and Order to Correct."

STEPHEN N. CRAIG
SHARON N. PALEY CRAIG
113 Highland Street
Portland, Maine 04103
(207) 807-6619 Tel
(207) 318-9327 Tel
(866) 277-6772 Fax

October 28, 2016

VIA HAND DELIVERY

City of Portland
Fire Prevention Bureau
380 Congress Street
Portland, Maine 04101

Dear Sir or Madam:

Pursuant to the "Notice of Violation and Order to Correct" dated October 11, 2016, please find enclosed a completed "Notice of Violation and Order to Correct" signed October 27, 2016 and "Attachment to Notice of Violation and Order to Correct" as required.

Thank you for your time and attention to this matter.

Sincerely,



Stephen N. Craig



Sharon N. Paley Craig