



June 6, 2016

Woodford Hunt Properties Llc

213 Vaughan St # 3

Portland, ME 04102

CBL: 123 K004001

Located at 0252 WOODFORD ST

NOTICE OF INTENT TO PROSECUTE

Dear Owner/Manager/Occupant,

An inspection of the property located at the address referenced above revealed that the structure and premises fail to comply with NFPA 2009 Fire Code and/or NFPA Life Safety Codes. Attached is a list of those violations.

The above-referenced property is in violation of the Chapter 10, Fire Prevention and Protection, Article 1 of the Portland City Code (the "Code") and National Fire Protection Association (NFPA) 101 Life Safety Code. Please note that the Code is available online at www.portlandmaine.gov.

This is a notice of intent to prosecute. As such, the matter is being referred to the City of Portland Corporation Council for legal action and possible civil penalties as provided for in Chapter 10, Fire Prevention and Protection, 10-25 of the Code and in Title 30- A.M.R.S.A. 4452.

Please be advised that you will need to contact the Fire Prevention Bureau at 207-874-8400 before the court date on the attached Reference to Court letter to either schedule a re-inspection or to submit a plan of action to correct these violations.

Sincerely,

A handwritten signature in cursive script that reads "Capt. Petrucci".

Portland Fire Department

Fire Prevention Bureau

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101 #353880

Inspection Violations

Owner/Manager Woodford Hunt Properties Llc		Inspector Brad James	Inspection Date 6/2/2016
Location 0252 WOODFORD ST	CBL 123 K004001	Status Failed	Inspection Type Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 2.125	Interior			Rear Hall	
Violation:	N.F.P.A. 101 CHP. 31.3.3.2 HOLE IN CEILING NEEDS REPAIR; Ceiling Finish Interior walls and ceiling finish materials complying with 10.2 shall be permitted as follows:				InteriorWall and
	1) Exit enclosures -- Class A or class B				
	2) Lobbies and corridors--Class A or Class B				
	3) Other spaces Class A, orClass B, or Class C				
Notes:	OPENING AT THE TOP OF THE REAR STAIRS SHOULD BE ENCLOSED WITH SHEETROCK.				
2) 80.52	Exterior			Side Steps	
Violation:	NFPA 101- 7.2.8.6.2 FIRE ESCAPE REQUIRES REPAIR; THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO APPROVE ANY EXISTING FIRE ESCAPE STAIR THAT HAS BEEN SHOWN BY LOAD TEST OR OTHER SATISFACTORY EVIDENCE TO HAVE ADEQUATE STRENGTH.				
Notes:	INNER HANDRAIL ON THE D SIDE FIRE ESCAPE NEEDS REPAIR.				
3) 55.083	Interior			Entry Way	
Violation:	NFPA 70 JUNCTION BOXES REQUIRE COVERS; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, ON STANDARDS REGARDING JUNCTION BOXES REQUIRING COVERS.				
Notes:	JUNCTION BOX IN THE B SIDE ENTRYWAY NEEDS COVER.				
4) 1.120	Interior			Stairways	
Violation:	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).				
Notes:	DEBRIS/RECYCLING BIN IN BACK STAIRWAY NEEDS TO BE REMOVED.				
5) 55.082	Interior			Basement	
Violation:	NFPA 70 LABEL ALL ELECTRICAL PANELS; REFER TO NFPA 70 FOR REQUIREMENTS REGARDING LABELING OF ALL ELECTRICAL PANELS.				
Notes:	ELECTRICAL BOXES/CIRCUIT BREAKERS NEED LABELING				

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

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Location 0252 WOODFORD ST	CBL 123 K004001	Status Failed	Inspection Type Fire Company-FP Routine Inspec

6) 55.088 Interior Basement

Violation: NFPA 70 PLUG OPENINGS IN FUSE PANEL; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, REGARDING PLUGGING OPEN FUSES IN PANELS.

Notes: ELECTRICAL BOX #1 NEEDS A BLANK (CURRENTLY COVERED WITH BLACK ELECTRICAL TAPE)

7) 2.140 Exterior Deck

Violation: NFPA 1- 10.1.1 STRUCTURE NEEDS REPAIR; Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions.

Notes: B SIDE PORCHES/DECKS/STAIRS NEED REINFORCEMENT/REPAIR

8) 55.040 Interior Stairways

Violation: NFPA 101- 31.3.1.1 VERTICAL OPENING VIOLATIONS; VERTICAL OPENINGS SHALL COMPLY WITH 31.3.1.1.1 THROUGH 31.3.1.2.

Notes: STAIRWELLS NEED TO BE FIRE RATED

Comments:

STATE OF MAINE

DISTRICT COURT

Location: Portland

Docket No.

CITY OF PORTLAND and body politic and
Corporate, located in the County of
Cumberland and State of Maine,

Plaintiff,

**FIRE PREVENTION AND PROTECTION
CODE VIOLATION**

(M.R. CIV. P. 80H AND 80k)

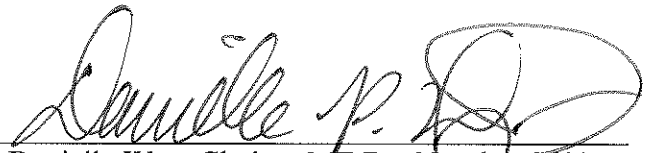
v.

Woodford Hunt Properties LLC
Defendant

SUMMONS NUMBER: 353880

This matter has been referred to the Corporation Counsel's Office for immediate legal action with respect to the code violations detailed in the attached letter. It has been assigned the above summons number and will be filed with the Portland District Court and will be assigned for an initial appearance at the Portland District Court 205 Newbury Street Portland, Maine 04101 at 8:30 A.M. on 08/08/2016. Please contact Tori Ross in Fire Prevention at (207)-874-8400 or via e-mail at meservev@portlandmaine.gov to set up an in-person meeting to meet with somebody in the Fire Prevention Bureau to resolve these issues or make alternative arrangements to relieve you of the requirement to appear in Court on 08/08/2016.

Dated:



Danielle West-Chuhta, ME Bar Number 9532
Corporation Counsel
City of Portland
389 Congress St
Portland, ME 04101
207-874-8480