

From: "Roland Belair" <rbelair@maine.rr.com>
To: "Benjamin Wallace" <wallaceb@portlandmaine.gov>
Date: 11/2/2009 6:20:33 AM
Subject: RE: 259 Woodford Street

Benjamin,

Just an update from the above building inspection:

1. The smokes were serviced. I am obtaining an estimate for monitoring 11/2/09.
2. The basement stairwell 1-hour fire door is in.
3. The basement units have been separated with 5/8's sheetrock per your instructions.
4. The ceiling tiles in the dwelling unit where they were removed have been reinstated and the occupant has signed a statement certifying they were.

More to follow as work is completed.

Roland Belair

-----Original Message-----

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]
Sent: Monday, October 05, 2009 2:32 PM
To: rbelair@maine.rr.com
Cc: Brad James
Subject: 259 Woodford Street

Good afternoon,
To recap this afternoon's meeting:

Priority #1 is getting the fire alarm system serviced and monitored;

The basement stair can have the 1-hour fire door assembly at the bottom instead of the top. You are going to ask Steve Andrews about installing a magnetic hold open device on this door to prevent the door from being chocked open;

Violation #5 can be forgotten, provided that all units have an alternative means of egress that doesn't require them to enter those stairs;

The basement units must be separate from the basement with 1-hour rated fire wall and door assemblies. The unit on the right is only separate with paneling. It requires 5/8" type-X sheetrock on both sides. The old plaster walls must be maintained and patched to the underside of the floor deck above. Please use listed fire stop products in accordance with their listings and instructions to fill in around pipes, electrical, etc.;

I will need to see that the doors are labeled and they are self-closing. Self-closing hinges can be used for this purpose, but 2 are required on each door;

You are going to require the tenant to reinstall the ceiling tiles in her

dwelling. Not only would their removal contribute to the spread of smoke and fire through the building, but I am concerned what kind of damage pets running around up there can do to electrical wiring;

The Knox Box is required by City Ordinance, but is the last on my priority list. It can prevent any additional damage to doors in your building, and will secure the fire alarm keys to prevent tenants from tampering with the fire alarm. As we discussed, it would be wise to begin the process of replacing the locks with master keyed ones as tenants move out.

Lt. James- I will take care of this and let you know when a plan of action is in place.

Thanks,

Benjamin A. Wallace Jr.
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