


**ATTN.
TORI ROSS**

PLAN OF ACTION AGREEMENT

I, Peter Doe, agree to remedy the violations at the property known as 234 Woodford St, as identified by the City of Portland Fire Department, within the timeframes provided in the attached plan of action. 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. If I fail to comply with this agreement, I understand and agree 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 to enforce this Plan of Action Agreement and/or state law and City Ordinances governing the violations.

Aug. 20, 2016
Date


By:
Its:

SEEN AND AGREED

23 Aug 2016
Date


Fire Prevention Bureau

Tori Ross
Fire Prev.

emailed Peter 8/9/16 + told him he has 6 months to complete work. He will get in touch when he has a firm date.

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,

TR 8/9/16

Plaintiff,

FIRE PREVENTION AND PROTECTION
CODE VIOLATION

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

v.

Peter Doe
Defendant

SUMMONS NUMBER: 354523

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:

Get Attached
2 Pages
Aug. 3, 2016
PPD

Corporation Counsel, Danielle P. West-Cumita
City of Portland
389 Congress St
Portland, ME 04101
207-874-8480
BAR #9532

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

354523

Inspection Violations

Owner/Manager Doe Peter F		Inspector Brad James	Inspection Date 6/2/2016
Location 0234 WOODFORD ST	CBL 124 D004001	Status Failed	Inspection Type Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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1) 9.002 Interior *Waiting On Contractor, Marco*
 Violation: NFPA 80- ANNEX D.4 1-HOUR FIRE DOORS ASSEMBLIES REQ; Listings are provided for floor fire door assemblies that are installed in fire-rated floor-ceiling or roof-ceiling assemblies that have been tested in accordance with the methods described in NFPA 288. The listing indicates the fire-rated assembly and the hourly rating (3 hours, 2 hours, 1.5 hours, 1 hour, .75 hours) for which the door can be permitted to be used so that access to the space above the ceiling or to the floor above can be provided without adversely affecting the fire resistance rating of the entire assembly. The listing provides limitations on the maximum size of an individual door opening and the total area of all door openings permitted for each 100 square feet of floor or ceiling.
 Notes: INTERIOR FIRE RATED DOORS NEEDED THROUGHOUT INTERIOR, AND REAR STAIRWAY. *8/20/16*

2) 55.088 Interior *FIXED* Basement *JULY 2016*
 Violation: NFPA 70 PLUG OPENINGS IN FUSE PANEL; REFER TO NFPA 70, NATIONAL ELECTRICAL CODE, REGARDING PLUGGING OPEN FUSES IN PANELS.
 Notes: MULTIPLE OPENINGS IN THE ELECTRICAL PANEL NEED BLANKS.

3) 7.008 Interior Various locations
 Violation: NFPA 101- 7.1.10.2.1 DEBRIS INSIDE BUILDING; NO FURNISHINGS, DECORATIONS, OR OTHER OBJECTS SHALL OBSTRUCT EXITS OR THEIR ACCESS THERE TO, EGRESS THEREFROM, OR VISIBILITY THEREOF.
 Notes: EXCESSIVE STORAGE AND DEBRIS THROUGHOUT STRUCTURE, INCLUDING BASEMENT AND REAR STAIRWAY. *BASEMENT Recycler scheduled for August 6, 2016 Jeff D.*

4) 8.001 Interior *FIXED* Various locations *JULY 2016*
 Violation: NFPA 101- 9.6.10.1.1 SMOKE DETECTOR REQUIRED; Where required by another section of this code, single-station and multiple-station smoke alarms shall be in accordance with NFPA 72, National Fire Alarm Code, shall be provided in all occupiable areas in environments that are suitable for proper smoke detector operation.
 Notes: SMOKE/CO NEEDED IN BASEMENT, AND DID NOT ACCESS 2ND AND 3RD FLOOR APARTMENTS TO VERIFY.

5) 3.003 Interior *FIXED* Basement *JULY 2016*
 Violation: NFPA 211- 13.8 FLUE PIPE NOT SEALED IN CHIMNEY; When inspection or an operating malfunction shows that an existing chimney, fireplace, or vent is damaged, unsuitable, or improperly sized, it shall be repaired, rebuilt, or resized to the construction and functional requirements of its standard.
 Notes: HOLE ON THE B SIDE OF THE CHIMNEY (IN BASEMENT) NEEDS CAPPED OR PLUGGED

CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT

380 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager Doe Peter F	Inspector Brad James	Inspection Date 6/2/2016
Location 0234 WOODFORD ST	CBL 124 D004001	Status Failed
		Inspection Type Fire Company-FP Routine Inspect

6) 2.125 Interior Living Room
Violation: N.F.P.A. 101 CHP. 31.3.3.2 HOLE IN CEILING NEEDS REPAIR; Interior Wall and Ceiling Finish
Interior walls and ceiling finish materials complying with 10.2 shall be permitted as follows:
1) Exit enclosures -- Class A or class B

FIXED JULY 2016

Notes: HOLE IN FIRST FLOOR FRONT APARTMENT CEILING NEEDS REPAIR

7) 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.

Waiting for Call Back 8/3/16

Notes: REAR STAIRWELL NEEDS ONE HOUR FIRE RATING - SHEETROCK

Comments:

~~REMOVED~~

*Peter Doe, OWNER
Aug. 3, 2016*