

Plan to Resolve Code Violations at 148-150 Beacon St.

Date: April 12, 2016

Submitted By: Landlord, James Sullivan, 10 Steeplebush Rd., Cape Elizabeth, ME, 04107

Summons Number: 354535

With respect to the code violations detailed on the attached page, here is my plan:

73.20: Engage handyman, Ari Theodorakis, to cut a hole through the exterior wall of the utility room and provide a direct vent to the outside.

80.56: Engage handyman, Ari Theodorakis, to install handrails that I purchase at Home Depot.

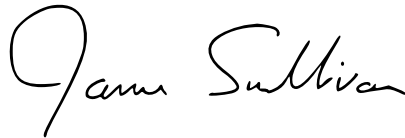
3.011: Engage Maine Heating Solutions to install sprinkler heads over boilers on each side of the basement.

80.37. Engage handyman, Ari Theodorakis, to install a 60-minute fire door to the basement at 150 Beacon, and to wall in the small door at 148 with two layers of fire-rated sheetrock. Ari will also remove the stairway from the first floor into the basement.

All of these changes will be completed by Oct. 1, 2016.

With this signature, I certify my intentions to complete the changes noted above.

James Sullivan

A handwritten signature in black ink that reads "James Sullivan". The signature is written in a cursive style with a large, looped initial "J".

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager SULLIVAN JAMES DAVID		Inspector Christopher Goodall	Inspection Date 3/11/2016
Location 148 BEACON ST	CBL 124 C014001	Status Failed	Inspection Type Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 73.20					
Violation:	NFPA 101- 31.3.7 FLOOR/ CEILINGS ASSEMBLY NOT SMOKE-TIGHT; IN BUILDINGS OTHER THAN THOSE MEETING THE REQUIREMENTS OF 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, OR 31.3.7.5, IN ADDITION TO THE FOLLOWING CRITERIA TO BE MET.				
Notes:	REAR STAIRWELL ON 148, APARTMENT WALL PENETREATED BY DRYER VENT HOSE THAT EXTENDS THROUGH STAIRWELL AND OUT A WINDOW. VENT SHOULD BE DIRECTLY VENTED OUT THROUGH EXTERIOR WALL WITHIN THE APARTMENT.				
2) 80.56					
Violation:	NFPA 101- 7.2.8.5.1 HANDRAILS REQUIRED ON STAIRS; ALL FIRE ESCAPE STAIRS SHALL HAVE WALLS OR GUARDS AND HANDRAILS ON BOTH SIDES IN ACCORDANCE WITH 7.2.8.4.1 (B).				
Notes:	REAR STAIRWELL OF 148				
3) 3.011					
Violation:	NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED: BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT (MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)				
Notes:	NEED SPRINKLER HEADS OVER GAS HOT WATER HEATERS IN BASEMENT, BOTH SIDES				
4) 80.37					
Violation:	NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; REFER TO NFPA 101- TABLE 8.3.4.2 THAT STATES FIRE DOOR ASSEMBLIES FOR VERTICAL SHAFTS (INCLUDING STAIRWAYS, EXITS, AND REFUSE CHUTES) ARE RATED AND REQUIRED FOR 1 HOUR.				
Notes:	NEED FIRE DOORS FROM BASMENT (BOTH SIDES) TO INTERIOR HALLWAYS				
Comments:	148 and 150 Beacon are the same building with a common basement. The separate inspection for 150 should be removed from Urban Insight.				