

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

**NOTICE OF VIOLATION  
 AND ORDER TO CORRECT**

August 15, 2016

<b>Responsible Party 1:</b> Coastal Property Rentals, LLC P.O. Box 1009 Wiscasset, Maine 04578		
<b>Location:</b> 18 Ashmont Street	<b>CBL:</b> 126 B003001	<b>Inspection Date:</b> 8/5/2016
<b>Inspector:</b> Brad James	<b>Inspection Type:</b> Fire Company – FP Routine	<b>Status:</b> 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 **September 15, 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	Date of Completion
1. CITY CODE SEC. 25-83; FIRE DEPARTMENT R&R 4.3 – NUMBERS TO BE AFFIXED Each owner, occupant, or tenant of any building, or portion thereof, fronting on any such street or way, shall affix or inscribe on such building, or portion thereof, the number assigned thereto in accordance with the City plan. <i>Ensure address is readily visible.</i>	<i>Already in compliance</i>  <i>This item is not true            there are street numbers on            the driveway that are over 6"            tall. I put additional numbers            on all three exterior doors            as a supplement            anyway.</i>
1. 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. <i>Repair holes in shop ceiling and replace missing ceiling tile in offices.</i>	<i>9 / 1 / 2016</i>

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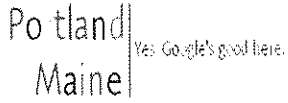
<p>2. NFPA 101-7.9.3 EMERGENCY LIGHTS REQUIRE MAINTENANCE;        7.9.3 Periodic Testing of Emergency Equipment        7.9.3.1 Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3.        7.9.3.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows:        (1) Functional testing shall be conducted monthly with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2).        (2) The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction.        (3) Functional testing shall be conducted annually for a minimum 1-1/2 hours if the emergency lighting system is battery powered.        (4) The emergency lighting equipment shall be fully operational for the duration of the test required by 7.9.3.1.1(1) and (3).  <i>Test and repair emergency lighting in offices and shop.</i></p>	<p style="text-align: center;"><u>8 / 26 / 2016</u></p>
<p>3. NFPA 10- 7.2.4.4 FIRE EXTINGUISHER INSPECTION TAG.        Where manual inspections are conducted, records for manual inspections shall be kept on a tag or label attached to the fire extinguisher, on an inspection checklist maintained on file, or by an electronic method.  <i>Have fire extinguishers inspected – expired in August.</i></p>	<p style="text-align: center;"><u>08/09/2016</u></p> <p>Note that extinguishers were still correct at time of inspection.</p>
<p>4. NFPA 1 EXCESSIVE/DISORDERLY STORAGE.        Reference NFPA 1 for excessive fuel load.  <i>Remove excess storage in shop area.</i></p>	<p style="text-align: center;"><u>08/05/2016</u></p> <p>This was done same day.</p>
<p>5. NFPA 30- TABLE 9.6.2.1 FLAMMABLE/ COMBUSTIBLE LIQUIDS STORAGE EXCEED LIMIT.        See NFPA 30 table 9.6.2.1 for special occupancy limits for flammable and combustible liquid storage.  <i>Too many 55 gallon barrels of flammable material.</i></p>	<p>IMMEDIATELY remove excess flammable material from structure. Your signature below certifies that you have already complied with this requirement.</p>

There is now a dumpster on site

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	Date to arrange for proper storage or disposal:  <u>08 / 05 / 2016</u>
6. NFPA 70- 4.10.8 BROKEN LIGHT FIXTURE. Luminaries shall be installed such that the connections between the luminaire conductors and circuit conductors can be inspected without requiring the disconnection of any part of the wiring unless the luminaries are connected by attachment plugs and receptacles. <i>Repair light in shop area above truck bay.</i>	Note: this chemical is not flammable. Barrels removed anyway.  <u>08 / 19 / 2016</u>
7. NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical reaction, or overheating. <i>Repair electrical in numerous locations in offices.</i>	<u>08 / 19 / 2016</u>
8. NFPA 1 11.1.7 EXTENSION CORDS. Extension cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; extension cords shall not be used as a substitute for permanent wiring. <i>Stop using extension cords as permanent wiring for shop lights on ceiling and have permanent electrical installed.</i>	<u>08 / 19 / 2016</u>
9. NFPA 70 MISSING BOX COVERS. Refer to NFPA 70, national electrical code, on standards for missing box covers. <i>Install missing box covers in offices.</i>	<u>08 / 19 / 2016</u>

**VIOLATOR CERTIFICATION**



David Petruccelli &lt;petruccellid@portlandmaine.gov&gt;

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**Re-Inspection**

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**Crunch-Kevin** <kevin@crunchbtp.com>  
To: David Petruccelli <petruccellid@portlandmaine.gov>

Tue, Sep 20, 2016 at 6:02 PM

Hi David,

Thanks for the email. The third floor tenants cleared their belongings and will keep that back, 2<sup>nd</sup> means of egress area clear. Here is a photo. Happy to have you re-inspect on the week of October 3<sup>rd</sup>.

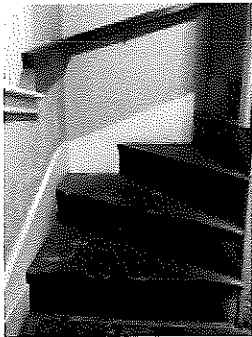
Best,

Kevin

**From:** David Petruccelli [mailto:petruccellid@portlandmaine.gov]  
**Sent:** Tuesday, September 20, 2016 5:31 PM  
**To:** kevin@crunchbtp.com  
**Subject:** Re-Inspection

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



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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.

9/1/2016  
Date

Charles Huntington  
Responsible Party 1

**SEEN AND AGREED**

9/8/2016  
Date

Capt. Petrucci  
Fire Prevention Bureau