

Portland, Maine

Yes. Life's good here.

Portland Fire Department
Fire Prevention Bureau
380 Congress St
Portland, ME 04101

February 10, 2016

Dear Mr. Caron,

This letter is to confirm we have accepted your Plan of Action for the property located on 34 Clinton St. According to the email we received on February 2, 2016, all violations will be in compliance no later than October 31, 2016. If there are any changes to this plan, please contact us at 207-874-8400.

Sincerely,



OFFICE USE ONLY

2/2/16

Date Submitted

10/31/16

POA Completion Date

KEITH GAUTREAU

Approved By (Print)

2/11/16

Date

Tori Ross - Re: 34 Clinton Street - Fire Prevention Violations

From: Keith Gautreau
To: Joshua Caron
Date: 2/5/2016 10:15 AM
Subject: Re: 34 Clinton Street - Fire Prevention Violations
CC: Adam Lee; Tori Ross

Yes it does. Please call us when you're ready for a reinspection of the property.

Keith Gautreau, Assistant Chief
Fire Prevention/Community Outreach
Portland Fire Department
380 Congress Street
Portland, ME 04101
(207)874-8400
kng@portlandmaine.gov

>>> Joshua Caron <jwcaron@gmail.com> 2/5/2016 10:02 AM >>>
Thank you. Does this release me of the obligation to appear at 8:30am on 2/08?
Thanks,
Josh

Joshua Caron

207-408-3879

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On Feb 4, 2016, at 9:43 AM, Keith Gautreau <KNG@portlandmaine.gov> wrote:

Josh,

This is acceptable as a plan of action. I will have Tori put this into a POA form for me to sign and send you a copy.

Thank you for working with us and addressing these Life Safety issues.

Keith

Keith Gautreau, Assistant Chief
 Fire Prevention/Community Outreach
 Portland Fire Department
 380 Congress Street
 Portland, ME 04101
 (207)874-8400
kng@portlandmaine.gov

>>> Joshua Caron <jwcaron@gmail.com> 2/2/2016 4:27 PM >>>

Hi Tori,

I spoke with you about a week ago regarding the fire inspection violations referenced from a 12/11 inspection. I have walked through the building to assess the violations and I have contacted my contractor, estimated the work to be done and come up with a plan of action.

I will certainly take care of any safety issues at the building as that has been my main concern when I purchased the building a few years ago. Please work with me in the allotted time frame as expenses for this building (taxes, impervious runoff, \$35/unit, natural gas, pwd) have all increased significantly since I bought this building. An additional \$5,000 expense all at once right now is not in the budget. The building is a classic triple decker with front and rear entrances for each unit, large accessible windows, hardwired smoke detectors in each bedroom with a combo in the DR, upgraded (safe) heating system, upgraded electrical, no grills on the decks, no smoking in the building and clean spaces. In addition to safety, I would like to keep rents reasonable and affordable for the tenants that live here.

1. Holes in plaster - I will repair the hole in the wall from the door knob as well as patch the front stairwell by 4/1.
2. Fire doors - I have quoted the install of 7 fire doors \$5180 (2 for each apartment, 1 for basement) and I currently do not have the resources to replace the solid wooden doors that are in place. I can have the doors replaced over the course of the next 8 months, hopefully completed before then.
3. Exposed wires in the basement - The first thing I did when I purchased this building was to hire an electrician to hardwire smokes in each of the bedrooms and a combo for the dining rooms of each unit. The 4 electrical panels were upgraded along with the wiring before I purchased the building and I am unsure of the violation stated here.

Please let me know if this plan will be acceptable to not appear in court at 8:30am on 2/08/2016.

Regards,
 Josh

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Joshua Caron
 207-408-3879

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