

**JEWELL & BULGER, P.A.**

*Attorneys at Law*  
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**Paul S. Bulger, Esq.**  
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September 15, 2016

City of Portland  
Inspection Department  
ATTN: Craig Messinger and Jennifer Munson  
389 Congress Street, Room 315  
Portland, ME 04101

Re: 197 Pleasant Avenue  
Enforcement Letter/NFPA Compliance

Dear Mr. Messinger and Ms. Munson:

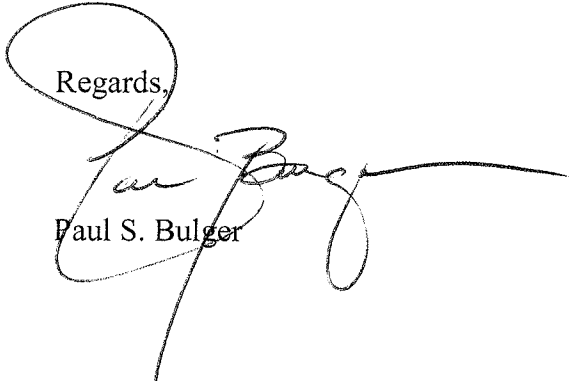
I am writing on behalf of Geoffrey I. Rice, owner of property located at 197 Pleasant Avenue, Portland (corner of Pleasant Avenue and Stevens Avenue). Attached is a copy of your undated enforcement letter, and attachment listing NFPA code violations.

I am writing to update you on progress and the completion date of the fire safety improvements.

The contractors, Dan Leo and Waldo Trott, confirm that all listed conditions, item 2 and items 4 through 9 are complete and ready for inspection.

The installation and placement of fire doors items 1 and 3 have been delayed by late product delivery. All doors are now on site and according to Mr. Trott will be installed by October 5<sup>th</sup>, to comply with NFPA code and fire ratings. Mr. Trott and Mr. Leo will contact you for fire inspection upon completion at that time. Door labels will be affixed as instructed as each new door is placed or installed. I will confirm completion of door installation for inspection no later than October 5, 2016.

Regards,

  
Paul S. Bulger

PSB/cmK  
Enclosure  
cc: Geoffrey I. Rice  
Dan Leo  
Waldo Trott  
Dan Dyer, Inspector



Planning &amp; Urban Development Department

*Director of Planning and Urban Development  
Jeff Levine**Inspection Services, Director  
Tammy M. Munson*

RICE GEOFFREY I  
657 CONGRESS ST 1ST FLOOR  
PORTLAND, ME 04101

CBL: 132 J001001  
Located at: 197 PLEASANT AVE

Dear Rice Geoffrey I,

#### NOTICE OF INTENT TO PROSECUTE

An evaluation of the above-referenced property on 12/19/2014 revealed that the structure and premises fails to comply with previous violation notices sent to you. Attached is a list of those violations.

The property continues to be in violation of Article V. Of the Housing Code of the City of Portland. All referenced violations shall be corrected within 5 days of the date of this notice. A re-inspection of the premises will occur on \_\_\_\_\_ at which time compliance will be required.


This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. ss 4452.

Please be advised that because this is a letter of intent to prosecute, and that Section 6.2 of the Code requires that you pay a \$150.00 re-inspection fee due to the repeated violations.

This must be paid prior to \_\_\_\_\_. Failure to pay the assessed fee within 30 days shall cause the City to assess a lien against the property pursuant to Section 1-16 of the Code.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

  
Craig R. Messinger

CITY OF PORTLAND  
PORTLAND FIRE DEPARTMENT

390 Congress Street  
Portland, Maine 04101

Inspection Violations

|                                  |                    |                           |  |   |  |
|----------------------------------|--------------------|---------------------------|--|---|--|
| Owner/Manager<br>RICE GEOFFREY I |                    | Inspector<br>John Martell |  | Inspection Date<br>11/17/2014                       |  |
| Location<br>197 PLEASANT AVE     | CBL<br>132 J001001 | Status<br>Failed          |  | Inspection Type<br>Fire Prevention-FP Routine Inspe |  |

| Code       | Int/Ext   | Floor | Unit No. | Area         | Compliance Date |
|------------|---|-------|----------|--------------|-----------------|
| 1) 9.002   | Interior  |       |          |              | 12/22/2014      |
| Violation: | 1-HOUR FIRE DOORS ASSEMBLIES REQ; 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED   |       |          |              |                 |
| Notes:     | 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED--FIRE DOORS ON ALL UNITS AND ENTRIES TO BASEMENTS NEED TO BE 1 HOUR FIRE RATED DOORS WITH SELF CLOSING HINDGES.       |       |          |              |                 |
| 2) 6.002   | Interior  |       |          | Basement     |                 |
| Violation: | OPEN ELECTRICAL JUNCTION BOX; ELECTRICAL COVERS IN BASEMENT   |       |          |              |                 |
| Notes:     | ELECTRICAL COVERS IN BASEMENT---ALL OPEN WIRES NEED TO TERMINATE IN JUNCTION BOX OR BE REMOVED IF NOT IN SERVICE. VIOLATION THROUGHOUT BOTH BASEMENT AREAS. |       |          |              |                 |
| 3) 55.530  | Interior  |       |          |              |                 |
| Violation: | LABEL UNIT DOORS; LABEL UNIT DOORS  |       |          |              |                 |
| Notes:     | LABEL UNIT DOORS---LABEL UNIT DOORS, SOME DOORS MISSING NUMBERS. ALSO NEED CONTRASTING NUMBER ON EXTERIOR DOOR TO IDENTIFY DWELLING FROM STREET.            |       |          |              |                 |
| 4) 55.390  | Interior  |       |          |              |                 |
| Violation: | PROTECTION  |       |          |              |                 |
| Notes:     | SPRINKLER HEAD REQUIRED OVER BOILER IN BASEMENT AND ALSO GAS FIRED HOT WATER HEATERS.   |       |          |              |                 |
| 5) 55.125  | Interior  |       |          |              |                 |
| Violation: | REPAIR CORRIDOR WALLS; REPAIR CORRIDOR WALLS  |       |          |              |                 |
| Notes:     | REPAIR CORRIDOR WALLS----HOLES IN BASEMENT STAIRS, FILL CHASES IN BASEMENT, HOLE IN MOP ROOM CLOSET IN FIRST FLOOR HALLWAY.                                 |       |          |              |                 |
| 6) 55.040  | Interior  |       |          |              |                 |
| Violation: | VERTICLE OPENING VIOLATION; VERTICLE OPENING VIOLATION  |       |          |              |                 |
| Notes:     | VERTICLE OPENING VIOLATION--1 HOUR FIRST SEPERATION NEEDED BETWEEN 1ST AND 2ND FLOOR HALLWAYS.  |       |          |              |                 |
| 7) 55.140  | Interior  |       |          | Laundry Room |                 |
| Violation: | HAZARDOUS AREAS   |       |          |              |                 |
| Notes:     | LAUNDRY ROOM ON 2ND FLOOR NEEDS 1 HOUR SEPERATION FROM MEANS OF EGRESS  |       |          |              |                 |
| 8) 1.130   |   |       |          |              |                 |
| Violation: | 1-4.4.3.2 MEANS OF EGRESS SHALL BE ILLUMINATED; ILLUMINATION OF MEANS OF EGRESS SHALL BE PROVIDED (NORMAL LIGHTING).  |       |          |              |                 |
| Notes:     | EXIT SIGNS SHALL BE CONTINUOUSLY ILLUMINATED AND USE AN EMERGENCY LIGHTING SOURCE. HALLWAYS WILL HAVE ADEQUATE ILLUMINATION AT ALLL TIMES.                  |       |          |              |                 |

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| Location<br>197 PLEASANT AVE     | GBL<br>132 J001001 | Status<br>Failed          | Inspection Type<br>Fire Prevention-FP Routine Inspe |

9) 55.162

Violation: 10-1 HARDWIRED SMOKE DETECTORS REQUIRED; HARDWIRED, PHOTOELECTRIC SMOKE ALARMS WITH BATTERY BACK UP REQ IN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE OF THE SLEEPING ROOMS AND WITHIN 21 FEET AND ON EACH LEVEL WITH IN THEDWELLING UNIT. ALARMS MUST BE INTERCONNECTED WITHIN THE INDIVIDUAL DWELLING UNIT.

Notes: HARDWIRED, PHOTOELECTRIC SMOKE ALARMS WITH BATTERY BACK UP REQ IN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE OF THE SLEEPING ROOMS AND WITHIN 21 FEET AND ON EACH LEVEL WITH IN THEDWELLING UNIT. ALARMS MUST BE INTERCONNECTED WITHIN THE INDIVIDUAL DWELLING UNIT.

Comments: Received complaint that there were no fire doors on the units. Review of records in Naviline shows fire doors were writtin up in 2001. Made appointment with Adam Rice, property manager to do inspection today.

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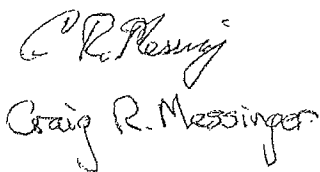
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