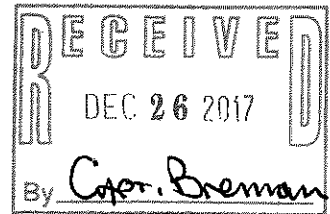


CITY OF PORTLAND
 FIRE PREVENTION BUREAU
 380 Congress Street, Portland, Maine 04101
 fireprevention@portlandmaine.gov
 (207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

November 16, 2017

Responsible Party 1: HIGHSTATE APTS INC 657 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101		
Location 45 STATE ST	CBL 044 B030001	Inspection Date 10/18/2017
Inspector Sean Donaghue	Inspection Type FP Routine Inspection	Status 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 propose a date of completion to remedy each violation, a final date of completion, and a date of re-inspection.

You must send this form to the Fire Prevention Bureau no later than 12/15/2017.

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	Proposed Date of Completion
PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 4.6.1 Residential units shall be designated using numerals. 4.6.2 The first numeral of each residential unit shall be the floor designation. Please ensure all unit doors (front and rear) are numbered with corresponding unit number throughout building(s), noted throughout	1/31/18
NFPA 101-7.2.4.3.1 FIRE BARRIER REQUIRES MAINTENANCE; Fire barriers separating buildings or areas between which there are horizontal exits shall have a minimum 2-hour fire resistance rating, unless otherwise provided in 7.2.4.4.1, and shall provide a separation that is continuous to the finished grounded level. Holes in walls and ceiling noted throughout, particularly 45 first floor main entry ceiling, 45 hall to to basement around pvc piping install, etc. Please ensure proper fire rating is maintained throughout building	1/31/18
NFPA 101- 7.2.1.8.1 FIRE DOORS MUST BE SELF- OR AUTO-CLOSING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise permitted by 7.2.1.8.3. Most fire doors will not auto close, require repair, maintenance or replacement.	Done
NFPA 70 MISSING BOX COVERS; Refer to NFPA 70, National Electrical Code, on standards for missing box covers. Throughout basement area, 4 to 5 junctions boxes noted without covers. All junctions boxes must have proper covers to enclose wiring connections	1/31/18

Violation	Proposed Date of Completion
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. Basement access from both sides (45 and 47) require fire door installation	2/6/18
FINAL DATE OF COMPLETED VIOLATION(S)	2/7/18
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	2/8/18

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.

VIOLATOR CERTIFICATION

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.

12/29/17

 Date

[Signature]

 Responsible Party

 Date

 Responsible Party

SEEN AND AGREED

12/26/17

 Date

[Signature]

 Fire Prevention Bureau

RICE MANAGEMENT
Apartment Mart
Business Office:
658 Congress Street, First Floor
Portland, Maine 04101

(207) 773-1814

FAX: (207) 773-5528

FAX TRANSMITTAL FORM

TO: City of Portland FP Bureau
ATTN: Sean Donoghue
FAX NUMBER: _____
FROM: Rice Management
DATE: _____
SUBJECT: 45-47 State

Page 1 of Total Pages _____

COMMENTS:

Consulting outside
company for inspection
at 59 State Street.
Will submit plan immediately
and contact if we
need clarification. Sorry
for delay.

Adam Rice