



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**

December 29, 2016

<b>Responsible Party 1:</b> Sprague Mark PO BOX 6122 FALMOUTH, ME 04105		
<b>Location</b> 26 CROSBY ST	<b>CBL</b> 135 E006001	<b>Inspection Date</b> 12/2/2016
<b>Inspector</b> John Brennan	<b>Inspection Type</b> FP Routine Inspection	<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 1/15/2017. 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.**

<b>Violation</b>	<b>Proposed Date of Completion</b>
<b>PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED;</b> 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. All apartment doors need to be labeled with the appropriate apartment number (front and rear entrances).	1/5/17
<b>NFPA 101- 7.5.1.1 EXIT OBSTRUCTED;</b> Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide access for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4. Remove all storage from the front and rear stairwells.	IMMEDIATELY remove all obstructions from the exits. Your signature below indicates that all obstructions have been removed and will not be replaced.
<b>NFPA 10- 7.2.4.4 FIRE EXTINGUISHER INSPECTION TAG;</b> 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. The extinguishers in the rear stairwell are not inspected and not mounted.	1/4/17
<b>NFPA 1 EXCESSIVE/DISORDERLY STORAGE;</b> Reference NFPA 1 for excessive fuel-load. Remove all storage from in front of the electrical panels.	1/2/17

Violation	Proposed Date of Completion
<p><b>NFPA 30- TABLE 9.6.2.1 FLAMMABLE/COMBUSTIBLE LIQUIDS STORAGE EXCEED LIMIT;</b> See NFPA 30 Table 9.6.2.1 for special occupancy limits for flammable and combustible liquid storage.</p> <p>Remove the combustible/flammable items around the apartment 3 furnace. The space around the furnace needs to be clear for safety.</p>	<p>IMMEDIATELY remove all excess flammable/combustible material from the interior of the structure. Your signature below indicates that all excess material has been removed, will not be replaced, and will be properly disposed of or stored elsewhere.</p>
<p><b>NFPA 58- 8.3.1(A) STORAGE OF PROPANE EXCEEDS LIMITS;</b> See NFPA 58, Table 8.3.1(a) Maximum Allowable Storage Quantities of LP-Gas in Other Than Industrial, Storage, and Mercantile Occupancies.</p> <p>A propane tank for a BBQ grill was found next to the 3rd floor rear apartment door in the stairwell. The tank was moved to the exterior of the building and left in the rear yard for safety.</p>	<p>IMMEDIATELY remove all excess flammable/combustible material from the interior of the structure. Your signature below indicates that all excess material has been removed, will not be replaced, and will be properly disposed of or stored elsewhere.</p>
<p><b>NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS;</b> 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.</p> <p>There are exposed wires above the furnace for Apartment 3.</p>	<p>1/4/17</p>
<p><b>NFPA 70- 590.6 EXTENSION CORDS;</b> Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with 590.6(A) and (B). This section shall apply only to temporary wiring installations used to supply temporary power to equipment used by personnel during construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities.</p> <p>Remove the extension cord that runs through the wall and into the 2nd floor apartment (rear stairwell).</p>	<p>1/4/17</p>
<p><b>NFPA 70 MISSING BOX COVERS;</b> Refer to NFPA 70, National Electrical Code, on standards for missing box covers.</p> <p>There are several electrical boxes in the ceiling that are missing the box covers leaving wires exposed.</p>	<p>1/4/17</p>
<p><b>NFPA 1, CHAPTER 10 - 10.11.6 HIBACHI OR GRILL ON BALCONY;</b> NO HIBACHI, GAS-FIRED GRILL, CHARCOAL GRILL, OR OTHER SIMILAR DEVICES USED FOR COOKING, HEATING, OR OTHER PURPOSE, SHALL BE USED OR KINDLED ON ANY BALCONY OR UNDER ANY OVERHANG PORTION OR WITHIN 10 FT OF ANY STRUCTURE</p> <p>Remove the BBQ grills from the rear porches on the 1st and 3rd floor.</p>	<p>1/8/17</p>
<p><b>NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED;</b> 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.</p> <p>The basement door in the rear stairwell is not a fire door with a self-closing mechanism.</p>	<p>1/13/17</p>
<p><b>NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED;</b> 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)</p> <p>All fuel fired appliances</p>	<p>2/1/17</p>