



Portland Fire Department

5/13/2019

KEVIN KING
70 SCOTT DRIVE
WESTBROOK, ME 04092

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70 SCOTT DRIVE
WESTBROOK, ME 04092

CERTIFIED MAIL

RE: 218 OCEAN AVE
PORTLAND, ME

140 B015001

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**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

To Whom it May Concern,

The City of Portland inspected the above-referenced property on 8/2/2017 and found violations of the City of Portland Code of Ordinances, which are listed on the attached page(s). You are hereby ordered to correct these violations by the dates given on the attached.

A reinspection of your property will take place on 6/27/2019 10:00:00AM .

Please contact the Fire Prevention Bureau at 874-8400 if you have any question about your reinspection. If the violations are not corrected at the time of reinspection, you will be charged a \$150 failed reinspection fee.

If you do not correct the attached violations, then this matter may be referred to the City of Portland Corporation Counsel for legal action, including civil penalties and other legal remedies.

Thank you for keeping the City of Portland safe.

Sincerely,

Captain John Brennan
Fire Prevention Bureau
City of Portland

NON-COMPLIANCE VIOLATION LIST

NAME	CODE DESCRIPTION	COMMENTS	Deadline
NFPA 101-8.6	Vertical openings shall be enclosed or protected in accordance with Section 8.6.	Holes noted in the third floor ceiling of all apartments	8/9/2017
NFPA 1-10.11.6	No hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used on any balcony, or under any overhanging portion within 10' of any structure.	IMMEDIATELY remove all grills from balconies.	8/30/2017
NFPA 101-9.1.2; NFPA 70	All electrical equipment must comply with the National Electric Code.	Numerous power strips being used in all apartments on all levels. Check 3rd floor stair on #122 and 3rd floor are on #120 as well as all basements.	8/30/2017
NFPA 101-31.3.4.5; City Code 10-3(i)	Photoelectric, hardwired with battery backup smoke alarms must be provided in every sleeping room, outside every sleeping area, and on every level, including the basement.	IMMEDIATELY install temporary alarms where required. Fully compliant, permanent alarms must be installed by the date given. No smoke detectors on the first floor living space or second floor bedrooms of all three apartments.	9/1/2017
Portland Code Ch. 10	Buildings must comply with Ch. 10 of the Portland Code of Ordinances.	Large amount of clutter and paint in all three basements.	9/1/2017
NFPA 101-31.3.2	Boiler and fuel-fired heaters serving more than one dwelling unit must have 1-hour separation or sprinkler protection.	Check K1 heater on the first floor of #118.	9/1/2017