

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**

August 4, 2017

<b>Responsible Party 1:</b> KAREN MCKINNEY <del>30 ELMWOOD ST</del> 45 Park St #5 Portland, ME 04103 Portland ME 04101		
<b>Location</b> 30 ELMWOOD ST	<b>CBL</b> 143 A002001	<b>Inspection Date</b> 7/13/2017
<b>Inspector</b> Mark Stewart	<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 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 8/30/2017.**

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
<b>NFPA 720- 5.5.6.1 CO ALARMS REQUIRED;</b> The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6. All units need Carbon Monoxide Detectors.	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed. <i>COMPLETED</i>
<b>NPFA 101- 31.3.4.5.1 SMOKE DETECTOR VIOLATION;</b> In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms on all levels of the dwelling unit, including basements. Unit #4 second floor hall detector missing.	<i>COMPLETED</i>
<b>NFPA 101- 31.2.2.5 ESCAPE WINDOWS- MISSING;</b> Horizontal exits complying with 7.2.4 shall permitted. Unit #4 third floor bedroom needs Egress Window(s).	11/31/18
<b>NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING &amp; SELF-LATCHING;</b> 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 specified by 7.2.1.8.3. Unit #3 Entry Door needs self-closing hinges.	11/15/17
<b>NFPA 101- 31.2.8 MEANS OF EGRESSES SHALL BE ILLUMINATED;</b> Means of egress shall be illuminated in accordance with Section 7.8. Rear stairwell needs lighting.	<i>COMPLETED</i>

Violation	Proposed Date of Completion
<b>NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ;</b> The separation shall have a minimum 1-hour fire resistance rating where the exit connects three or fewer stories. Door to basement from first floor apartment needs to be fire rated with self-closing hinges.	11/15/17
<b>CITY OF PORTLAND RULES AND REGS- CHAPTER 4.6 LABEL UNIT DOORS;</b> 4.6 Commercial suites shall be designated as approved by the FD. In single floor buildings letter designations shall be acceptable. 4.6.1 Residential units shall be designated using numericals. 4.6.2 The first numerical of each residential unit shall be the floor designation. 4.6.3 In single floor buildings the floor designation shall be omitted. Units need to be numbered.	COMPLETED
<b>PROTECTION OF HAZARDS</b> Oil-based finishes stored in basement need to be in a fire-rated cabinet or removed from premises.	COMPLETED
<b>1-14.9.1 MINIMUM OF TWO MEANS OF EGRESS;</b> THE NUMBER OF MEANS OF EGRESS FROM ANY BALCONY, MEZZANINE, STORY, OR PORTION THERE OF SHALL BE NOT LESS THAN TWO, EXCEPT UNDER ONE OF THE FOLLOWING CONDITIONS (1) A SINGLE MEANS OF EGRESS SHALL BE PERMITTED WHERE PERMITTED IN CHAPTERS 11 THROUGH 43 OF NPFA 101. (2) A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FOR A MEZZANINE OR BALCONY AND THE COMMON PATH OF TRAVEL LIMITATIONS OF CHAPTERS 11 THROUGH 43 OF NPFA 101 ARE MET. Second means of egress from Unit #3 through the laundry room of Unit #4 is not compliant either in its egress pathway or by the keyed lock needed to open it.	11/31/18
<b>1-14.9.1 MINIMUM OF TWO MEANS OF EGRESS;</b> THE NUMBER OF MEANS OF EGRESS FROM ANY BALCONY, MEZZANINE, STORY, OR PORTION THERE OF SHALL BE NOT LESS THAN TWO, EXCEPT UNDER ONE OF THE FOLLOWING CONDITIONS (1) A SINGLE MEANS OF EGRESS SHALL BE PERMITTED WHERE PERMITTED IN CHAPTERS 11 THROUGH 43 OF NPFA 101. (2) A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FOR A MEZZANINE OR BALCONY AND THE COMMON PATH OF TRAVEL LIMITATIONS OF CHAPTERS 11 THROUGH 43 OF NPFA 101 ARE MET. Metal Fire Escape from Unit #2 needs to be inspected and certified by a licensed engineer.	10/31/17
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	1/31/18 *
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	1/2/

\* NOTE: The items that have a significant impact on tenants have been scheduled for when they will be out of town. Most ~~student~~ tenants are UNE students that take a long holiday with family.

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.*

9/23/17 \_\_\_\_\_  
Date Responsible Party *Kim McHenry*

\_\_\_\_\_  
Date Responsible Party

**SEEN AND AGREED**

9/25/17 \_\_\_\_\_  
Date Fire Prevention Bureau *CAPT. JRB #17*