

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**

April 28, 2017

<b>Responsible Party 1:</b> KGTG REALTY LLC 275 READ ST PORTLAND, ME 04101		
<b>Location</b> 275 READ ST	<b>CBL</b> 150 B009001	<b>Inspection Date</b> 4/12/2017
<b>Inspector</b> Raymond Smith	<b>Inspection Type</b> FP Routine Inspection Commerci	<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 5/15/2017.**

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.

<b>Violation</b>	<b>Proposed Date of Completion</b>
<b>PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED;</b> Knox Boxes are required for all buildings with fire alarm or suppression systems. No Knox box on building	8 / 31 / 17
<b>NFPA 101-31.3.4.1.1 FIRE ALARM SYSTEM REQUIRED;</b> Apartment buildings four or more stories in height or with more than 11 dwelling units, other than those meeting the requirements of 31.3.4.1.2, shall be provided with a fire alarm system in accordance with Section 9.6, except as modified by 31.3.4.2 through 31.3.4.6. This already may be in progress. Only have a non-Monitored sprinkler system at this point	8 / 31 / 17
<b>PORTLAND CHAPTER 10 CODE SECTION 12 KNOX BOX REQUIRED;</b> Knox boxes are required for all buildings with fire alarm or suppression systems.	8 / 31 / 17
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	8 / 31 / 17
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	8 / 31 / 17

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.*

5/15/17  
Date

Ben Green RR  
Responsible Party

\_\_\_\_\_  
Date

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

**SEEN AND AGREED**

5/31/17  
Date

CAPT. JJB 2/17  
Fire Prevention Bureau