

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**

WESCOTT & PAYSON II LLC  
 31 OLD CAMPUS DR PORTLAND ME 04103

March 6, 2018

<b>Location</b> 240 HARVARD ST (Bldg 1)	<b>CBL</b> 153A A002001	<b>Inspection Date</b> 1/24/2018
<b>Inspector</b> Paul Halverson	<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 3/30/2018.**

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>NFPA 101- 7.2.1.8.1 FIRE DOOR(S) MUST SELF-CLOSE;</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 permitted by 7.2.1.8.3. No latches on doors to 1st and 2nd door hallways, furnace room door or basement door. Bldg 1	4/15/18
<b>NFPA 101- 8.3.5 HOLE IN WALL NEEDS REPAIR;</b> The provisions of 8.3.5 shall govern the materials and methods of construction used to protect through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance-rated horizontal assemblies. The provisions of 8.3.5 shall not apply to approved existing materials and methods of construction used to protect existing through-penetrations and existing membrane penetrations in fire walls, fire barrier walls, or fire resistance-rated horizontal assemblies, unless otherwise required by chapters 11 through 43. hole in wall in 1st floor hallway - Bldg 1	4/15/18
<b>NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED;</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 and on all levels of the dwelling unit, including basements. No smoke alarms in bedrooms - Bldg 1	7/15/18
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	___/___/___
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	___/___/___

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.*

3/21/18  
Date

Apex Management, Inc.  
Responsible Party

\_\_\_\_\_  
Date

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

**SEEN AND AGREED**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fire Prevention Bureau

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**NOTICE OF VIOLATION AND ORDER TO CORRECT**

March 6, 2018

WESCOTT & PAYSON II LLC  
 31 OLD CAMPUS DR PORTLAND ME 04103

<b>Location</b> 240 HARVARD ST (Bldg 2)	<b>CBL</b> 153A A002001	<b>Inspection Date</b> 1/24/2018
<b>Inspector</b> Paul Halverson	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> Failed

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Violation	Proposed Date of Completion
<b>NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM;</b> In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. no smokes in bedrooms (Bldg 2)	7/15/18
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	___/___/___
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	___/___/___

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3/21/16  
Date

Apex Management  
Responsible Party

\_\_\_\_\_  
Date

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

**SEEN AND AGREED**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fire Prevention Bureau

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**NOTICE OF VIOLATION AND ORDER TO CORRECT**

March 6, 2018

WESCOTT & PAYSON II LLC  
 31 OLD CAMPUS DR PORTLAND ME 04103

<b>Location</b> 240 HARVARD ST (Bldg 3)	<b>CBL</b> 153A A002001	<b>Inspection Date</b> 1/24/2018
<b>Inspector</b> Paul Halverson	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> Failed

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Violation	Proposed Date of Completion
<b>NFPA 101- 31.3.4.5.1 SMOKE DETECTOR EACH SLEEPING ROOM;</b> In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. No smokes in bedrooms (Bldg 3)	7 / 15 / 18
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	___ / ___ / ___
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	___ / ___ / ___



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**NOTICE OF VIOLATION AND ORDER TO CORRECT**

WESCOTT & PAYSON II LLC      March 6, 2018  
 31 OLD CAMPUS DR PORTLAND ME 04103

<b>Location</b> 240 HARVARD ST (Bldg 4)	<b>CBL</b> 153A A002001	<b>Inspection Date</b> 1/24/2018
<b>Inspector</b> Paul Halverson	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> Failed

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Violation	Proposed Date of Completion
<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. No latches in basement doors (Bldg 4)	4/15/18
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	_ / _ / _
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	_ / _ / _

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**VIOLATOR CERTIFICATION**

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3/2/10 \_\_\_\_\_ Alex Management \_\_\_\_\_  
Date Responsible Party

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

**SEEN AND AGREED**

\_\_\_\_\_  
Date Fire Prevention Bureau



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**NOTICE OF VIOLATION AND ORDER TO CORRECT**

March 6, 2018

WESCOTT & PAYSON II LLC  
 31 OLD CAMPUS DR PORTLAND ME 04103

<b>Location</b> 240 HARVARD ST (Building	<b>CBL</b> 153A A002001	<b>Inspection Date</b> 1/24/2018
<b>Inspector</b> Paul Halverson	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> Failed

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Violation	Proposed Date of Completion
<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. Self closers in basement doors needs to be adjusted. Doors close too slowly	4/15/18
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	_ / _ / _
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	_ / _ / _

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3/21/18  
Date

Alex M. [Signature]  
Responsible Party

\_\_\_\_\_  
Date

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

**SEEN AND AGREED**

\_\_\_\_\_  
Date

\_\_\_\_\_  
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**NOTICE OF VIOLATION AND ORDER TO CORRECT**

March 6, 2018

WESCOTT & PAYSON II LLC  
 31 OLD CAMPUS DR  
 PORTLAND ME 04103

<b>Location</b> 240 HARVARD ST - #6-10	<b>CBL</b> 153A A002001	<b>Inspection Date</b> 1/11/2018
<b>Inspector</b> Mark Stewart	<b>Inspection Type</b> FP Routine Inspection	<b>Status</b> Failed

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Violation	Proposed Date of Completion
<b>NFPA 101- 31.3.7 FLOOR/ CEILINGS ASSEMBLY NOT SMOKE-TIGHT;</b> In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, in addition to the following criteria to be met. Holes in Laundry Room ceiling and above door to storage need to be repaired in #6. Hole in wall beside door in laundry room to storage needs to be repaired in #10.	<u>4/15/18</u>
<b>NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED;</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 and on all levels of the dwelling unit, including basements. Detectors needed in bedrooms in all apartments and all units.	IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.
<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. Self-closing 60 minute fire-rated doors needed for apartments in #6 and #10. Doors in basements of #7, #8 & #9 need to be fire-rated, self-closing.	<u>7/15/10</u>
<b>NFPA 54- 9.6.4 UTILITY DISCONNECTS BLOCKED;</b> Each appliance connected to a piping system shall have an accessible, approved manual shutoff valve with a nondisplaceable valve member, or a listed gas convenience outlet. Appliance shutoff valves and convenience outlets shall serve a single appliance only and shall be installed in accordance with 9.6.4.1. Electrical panels obstructed by storage in #7.	<u>4/15/10</u>
<b>NFPA 70 MISSING BREAKER IN PANEL;</b> Refer to NFPA 70, National Electrical Code, for information on missing breakers in an electrical panel. Knockout missing in House panel in #7.	<u>4/15/10</u>

*Approx 20 done. Per ←  
 Capt Brennan, will complete  
 others by 7/15*

Violation	Proposed Date of Completion
<b>NFPA 101- 8.3.5 HOLE IN WALL NEEDS REPAIR;</b> The provisions of 8.3.5 shall govern the materials and methods of construction used to protect through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance-rated horizontal assemblies. The provisions of 8.3.5 shall not apply to approved existing materials and methods of construction used to protect existing through-penetrations and existing membrane penetrations in fire walls, fire barrier walls, or fire resistance-rated horizontal assemblies, unless otherwise required by chapters 11 through 43. Hole for pipes going to Boiler Room in basement of apartment 705 needs to be filled in.	4/15/18
<b>NFPA 70 MISSING COVER ON PANEL;</b> Refer to NFPA 70, National Electrical Code, on requirements of missing cover on electrical panel. Panel cover for apartment 705 loose.	4/15/18
<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) Sprinkler head needed over boiler in #9.	7/15/18
<b>FINAL DATE OF COMPLETED VIOLATION(S)</b>	_____ / _____ / _____
<b>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</b>	_____ / _____ / _____

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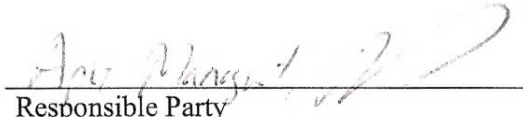
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3/2/18


  
Date Responsible Party

Date Responsible Party

**SEEN AND AGREED**

Date Fire Prevention Bureau