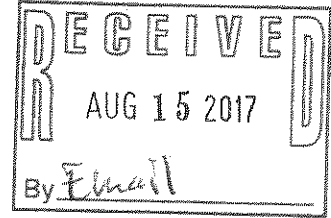


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CITY OF PORTLAND
FIRE PREVENTION BUREAU
380 Congress Street, Portland, Maine 04101
fireprevention@portlandmaine.gov
(207) 874-8400

NOTICE OF VIOLATION AND ORDER TO CORRECT

Rosemont Properties LLC
89 Forbes Ln
Windham, ME 04062

July 20, 2017

Location 45 WHITNEY AVE	CBL 186 C013001	Inspection Date 6/23/2017
Inspector Erik Weeks	Inspection Type FP Routine Inspection	Status 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 8/15/2017.

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.

Violation	Proposed Date of Completion
1-10.12.1 STREET NUMBERS ON FRONT OF BUILDING; New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. number needs to be added to front of building	11-1-17
NFPA 101- 4.5.2 APPROPRIATENESS OF SAFEGUARDS; Every building or structure shall be provided with means of egress and other fire and life safety safeguards of the kinds, numbers, locations, and capacities appropriate to the individual building or structure, with due regard to the following: (1) Character of the occupancy, including fire load (2) Capabilities of the occupants (3) Number of persons exposed (4) Fire protection available (5) Capabilities of response personnel (6) Height and construction type of the building or structure (7) Other factors necessary to provide occupants with a reasonable degree of safety Apts need to be numbered	11-1-17
NFPA 101- 4.5.3.4 MEANS OF EGRESS SHALL BE ILLUMINATED; Lighting: Where artificial illumination is needed in a building or structure, egress facilities shall be included in the lighting design. front and rear lighting needs to be illuminated in hallway and stairs	11-1-17
NFPA 101- 7.5.1.1 AND 7.5.1.1.1 OBSTRUCTED EGRESS; Exits shall be located and exit access shall be arranged so that exits are readily accessible at all times (7.5.1.1). 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 (7.5.1.1.1). no storage in the rear hallway and stairs	9-1-17

Violation	Proposed Date of Completion
<p>PORTLAND FIRE DEPARTMENT CHAPTER 10 4.3.1, 4.3.2 BUILDING ADDRESS NOT MARKED ON BUILDING; 4.3.1 Signs shall be located in a position readily visible as approaching from the main access and approved by the Fire Department. Signs shall be illuminated or retro reflective on a contrasting background and the letter(s) size shall be approved by the Fire Department. 4.3.2 Street Address shall be clearly marked on the front of the building and building sign as approved by the Fire Department. no number on building</p>	<p>11/1/17</p>
<p>PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 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. no numbers on apts doors</p>	<p>11/1/17</p>
<p>NFPA 101- 7.5.1.1 EXIT OBSTRUCTED; 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. storage in rear halls and stairways</p>	<p>IMMEDIATELY remove all obstructions from the exits. Your signature below indicates that all obstructions have been removed and will not be replaced.</p>
<p>NFPA 101-7.10.5.1 NORMAL ILLUMINATION FOR EXITS; Every sign required by 7.10.1.2, 7.10.1.5, or 7.10.8.1, other than where operations or processes require low lighting levels, shall be suitably illuminated by a reliable light source. Externally and internally illuminated signs shall be legible in both the normal and emergency lighting mode. Front and rear halls and stairways</p>	<p>11/1/17</p>
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>12/1/17</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>Anytime After</p>

12-1-17

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.

9/14/17
Date

Arnold Stein POA for
Matthew T. Stein
Responsible Party

Date

Responsible Party

SEEN AND AGREED

8/16/17
Date

CAPT. [Signature]
Fire Prevention Bureau

