

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

September 6, 2017

Responsible Party 1: 38 Bolton LLC 182 Craigie St Portland, ME 04102		
Location 38 BOLTON ST	CBL 186 C032001	Inspection Date 8/9/2017
Inspector Brad James	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 9/30/2017.

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
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. OWNER NEEDS TO RELOCATE OR PROVIDE MORE CONTRAST FOR NUMBER TO BE IDENTIFIABLE.	___/___/___
NFPA 101- 7.1.3.2.1 60-MIN FIRE DOOR ASSEMBLIES REQ; The separation shall have a minimum 1-hour fire resistance rating where the exit connects three or fewer stories. AT THE TOP OF THE BASEMENT STAIR REAR STAIRWELL	
NFPA 101- 31.3.6.3.1 REPAIR CORRIDOR CEILING; Unprotected openings, other than those from spaces complying with 31.3.6.3.2, shall be prohibited in exit access corridor walls and doors. BASEMENT STAIRWELL, FRONT AND REAR STAIRWELL BETWEEN 2ND AND 3RD FLOOR	
NFPA 101- 31.3.1.1.1 VERTICAL OPENINGS NOT FIRE RATED; Vertical openings shall be enclosed or protected in accordance with Section 8.6. SCUTTLE HOLE TO COCKLOFT AT TOP OF REAR STAIRWELL.	___/___/___

Violation	Proposed Date of Completion
<p>NFPA 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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.</p> <p>ALL FIRE DOORS LEADING TO MEANS OF EGRESS INCLUDING BASEMENT.</p>	
<p>NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; 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.</p> <p>2ND AND 3RD FLOOR LAUNDRY ROOMS.</p>	<p>IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed.</p>
<p>NFPA 70 SWITCHES REQUIRE COVERS; Refer to NFPA 70, National Electrical Code, for requirements regarding switches requiring covers.</p> <p>MISSING SWITCH PLATE COVERS IN 1ST FLOOR KITCHEN.</p>	
<p>NFPA 70 LABEL ALL ELECTRICAL PANELS; Refer to NFPA 70 for requirements regarding labeling of all electrical panels.</p> <p>ALL PANELS IN THE BASEMENT NEED TO BE LABELLED.</p>	
<p>NFPA 101- 31.3.6.1 CORRIDORS 30-MINUTE FIRE RATING; Exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 having a minimum 1/2-hour fire resistance rating.</p> <p>REAR STAIRWELL HAS 3/8" PLYWOOD ON WALLS TOP TO BOTTOM. FIRE RATING REQUIRED.</p>	
<p>FINAL DATE OF COMPLETED VIOLATION(S)</p>	<p>___/___/___</p>
<p>FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)</p>	<p>___/___/___</p>

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.

Date

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau