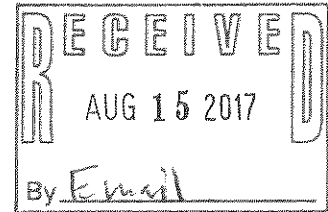


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CITY OF PORTLAND
FIRE PREVENTION BUREAU
380 Congress Street, Portland, Maine 04101
fireprevention@portlandmaine.gov
(207) 874-8400



NOTICE OF VIOLATION AND ORDER TO CORRECT

July 20, 2017

| | | |
|---|---|-------------------------------------|
| Responsible Party 1: Rosemont Properties LLC 89 Forbes Ln Windham, ME 04062 | | |
| Location 44 WHITNEY AVE | CBL 186 A021001 | 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 |
|---|---|
| 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 Back stairway. | 9-1-17 |
| 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). Basement door is blocked by a half-door in front of the fire door. | Completed door was removed same day as inspection. |
| 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 stairways need to be lighted. | 11-1-17 |
| NFPA 101-40.2.4 MEANS OF EGRESS; The number of means of egress shall comply with either 40.2.4.1.1 or 40.2.3.2. Fire doors need to be installed to apts on front and rear stairs, with numbers. | 11-1-17 |

| Violation | Proposed Date of Completion |
|---|--|
| 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. no storage in stairways, <u>half door to basement</u> | IMMEDIATELY remove all obstructions from the exits. Your signature below indicates that all obstructions have been removed and will not be replaced. DONE |
| NFPA 101- 7.2.1.8.1 FIRE DOORS MUST BE SELF- OR AUTO-CLOSING; 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. fire doors needed. Second floor and Third floor. Front and rear | 11/1/17 |
| 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. Hall stairways need to illuminated | 11/1/17 |
| FINAL DATE OF COMPLETED VIOLATION(S) | 12/1/17 |
| FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S) | any time after 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

Matthew T. Stein, POA for
Responsible Party
Matthew T. Stein

Date

Responsible Party

SEEN AND AGREED

8/17/17
Date

Chot. JB
Fire Prevention Bureau

