

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Anne M. Torregrossa
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July 14, 2016

NOTICE OF INTENT TO PROSECUTE

Joanne Roussin
8 Sandy Hill Road
South Portland, Maine 04106

RE: 196 Massachusetts Avenue
CBL186A F017001

To Whom it May Concern,

Please see the attached Inspection Violations. The City of Portland Fire Department has referred this matter to me for prosecution. In order to avoid prosecution, you must submit to Fire Prevention Bureau a plan of action to remedy the violations no later than **July 29, 2016**.

**YOUR FAILURE TO SUBMIT A PLAN OF ACTION
WITHIN THE TIMEFRAME PROVIDED WILL RESULT IN
LEGAL ACTION AND THE IMPOSITION OF CIVIL PENALTIES.**

Please feel free to contact Tori Ross of the Fire Prevention Bureau at (207)874-8400 with any questions. I look forward to your anticipated cooperation and appreciate your efforts to help keep the citizens of Portland safe.

Sincerely,

Anne M. Torregrossa
Associate Corporation Counsel
City of Portland

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager ROUSSIN JOANNE		Inspector John Brennan	Inspection Date 7/5/2016
Location 196 MASSACHUSETTS A	CBL 186A F017001	Status Failed	Inspection Type Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 69.25					
Violation:	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.				
Notes:	4.6.2 THE FIRST NUMERAL OF EACH RESIDENTIAL UNIT SHALL BE THE FLOOR DESIGNATION. LABEL ALL APARTMENT DOORS THAT ACCESS THE FRONT AND REAR STAIRWELLS.				
2) 73.05					
Violation:	NFPA 101- 7.2.1.15.8 FIRE DOOR ASSEMBLY REQ REPAIR; DOOR OPENINGS NOT IN PROPER OPERATING CONDITION SHALL BE REPAIRED OR REPLACED WITHOUT DELAY.				
Notes:	ALL FIRE DOORS THAT ACCESS THE REAR STAIRWELLS MUST BE SELF-CLOSING.				
3) 55.05					
Violation:	NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6.				
Notes:	UNKNOWN IF PRESENT? NO APARTMENT ACCESS WAS ABLE TO BE MADE.				
4) 55.25					
Violation:	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.				
Notes:	UNKNOWN IF PRESENT. NO APARTMENT ACCESS WAS ABLE TO BE MADE.				
5) 89.05					
Violation:	NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.				
Notes:	REMOVE ALL STORAGE ITEMS FROM THE THIRD FLOOR FRONT AND REAR STAIRWELLS!				
6) 91.15					
Violation:	NFPA 70- ARTICLE 110.12 B EXPOSED WIRING CONNECTIONS; Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical reaction, or overheating.				
Notes:	REMOVE ALL OLD WIRES FROM THE BASEMENT. THERE ARE NUMEROUS WIRES THAT HANG DOWN CREATING AN ENTANGLEMENT ISSUE FOR SOMEONE WALKING IN THE BASEMENT.				

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7) 6.005

Violation: NFPA 70- 4.10.8 DEFECTIVE LIGHT FIXTURE; Luminaries shall be installed such that the connections between the luminaire conductors and the circuit conductors can be inspected without requiring the disconnection of any part of the wiring unless the luminaries are connected by attachment plugs and receptacles.

Notes: ALL LIGHT FIXTURES IN THE BASEMENT MUST HAVE A BULB IN THEM TO PREVENT AN ELECTRICAL SHOCK.

8) 80.37

Violation: NFPA 101- 8.3.4.2 60 MINUTE FIRE DOOR REQUIRED; 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.

Notes: ALL APARTMENT DOORS THAT ACCESS THE FRONT STAIRWELL MUST BE FIRE RATED WITH SELF-CLOSURES.

Comments:



188 DARTMOUTH ST. PORTLAND ME 04103
MAINELYPM@GMAIL.COM WWW.MAINELYPM.COM
OFFICE: 207-956-0011 FAX: 207-956-0011

7/28/16

CITY OF PORTLAND

RE: Plan of Action 196-198 Mass Ave

MaineLy property management manages the building at 196-198 Massachusetts Ave in Portland ME 04103. We plan to remedy all failed items immediately

1. 69.25

We will label all units 101,201, and 301

2. 73.05

We will replace necessary door openings and ad self closing hinges on all doors

3. 55.05

There are currently CO Detectors in all units

4. 55.25

There are currently Smoke Detectors in all units

5. 89.05

We have notice the tenants to remove all items in the front and stairwells, if they do not remove the items we will remove them

6. 91.15

All old wires will be removed immediately

7. 6.005

All light fixtures will have a bulb installed to prevent shock

8. 80.37

We will replace all non fired rated door with Fire rated doors that access the front stairwell

Thank You!

Please call us at 207-956-0011 or 207-956-0066 to schedule a re inspection asap.

MaineLy Property Management

MAINELY PROPERTY MANAGEMENT LLC