

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta  
Corporation Counsel

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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**

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

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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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.

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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.

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**Comments:**