

To: Tammy Munson

RECEIVED

AUG 08 2011

PLANNING DEPARTMENT



August 1, 2011

City of Portland, Maine  
Office of Planning and Urban Development  
389 Congress Street  
Portland ME 04101-3509

220.A.1

Code Officer;

I am writing regarding an existing 3-unit apartment building located at 1552 Congress Street.

The owner of this property, Brooks Juhring, received a letter and Statement of Deficiency from the Department of Public Safety on January 20, 2011. Since that time we have been working with Brooks on developing a Plan of Correction to provide a second means of egress to the third floor. I have met with various members of your Code Office and Zoning Department, as well as spoken to the Office of the State Fire Marshal to try to come up with a plan that the Owner has the means to implement as quickly as possible.

We have developed a possible solution that would involve us installing a new dormer on top of the existing rear stairwell to provide the required second means of egress from the third floor. With this concept we would be able to accomplish most of the issues at hand, with one exception. This solution places a new stairwell over an existing stairwell that does not meet proper rise, run and overall stair width for a new code compliant egress stairway. The new stair could be built to the proper rise and run standard, however half of the new stair leading to the third floor would be "stacked" over the existing stairway and would therefore be a few inches shy of meeting the 36" clear width requirement.

I described this situation to the Office of the State Fire Marshal and they seemed comfortable with this as a solution even though it would not be 100% in compliance. Given this situation and the restraints of the existing conditions, would the City of Portland allow this to be approved? Are there any other considerations that I should address before completing this plan and submitting it to the State and to the City of Portland?

I would appreciate your input before we put a lot of time and detail into a set of plans for Mr. Juhring. He wants to do the right thing but I am having a difficult time guiding him.

Please let me know. I can be reached anytime at 883-0083.

Thank you, 

Michael Richman  
Custom Concepts Inc. Architects



283 0081

Paul R. LePage  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF PUBLIC SAFETY  
Office of State Fire Marshal  
52 State House Station  
Augusta, ME 04333-0052

John E. Morris  
COMMISSIONER  
John C. Dean  
STATE FIRE MARSHAL

March 3, 2011

BROOKS JUHRING  
P.O. BOX 183  
PORTLAND, ME 04112

Re: Apartment Units, 1552 Congress St., Portland, ME

Dear Brooks Juhring:

A representative of this office conducted an Inspection of your facility and a Statement of Deficiency was sent to you on 1/20/2011. You were requested to respond within 10 days with a Plan of Corrections indicating what action you proposed to take or anticipate in correcting the deficiencies. To date, we have not received your Plan of Correction. We are enclosing a copy of your Statement of Deficiencies and urgently request that you inform us of your plans to make the corrections requested.

Your failure to respond with a Plan of Corrections could jeopardize the continued operation of your facility. Should you experience any problems in understanding the work that is required, please indicate so on your response to this Office.

We will plan to re-inspect your facility to insure the correction(s) have been completed and/or are in substantial compliance with our Code requirements.

If I can be of any further assistance in this matter please feel free to contact me at 626-3880.

Yours for better fire prevention,

Nelson E. Collins, Supervisor  
Office of State Fire Marshal  
Licensing & Inspections Unit

NEC:

Cc: Enclosure

Governor



Maine Department of Public Safety  
State Fire Marshal's Office  
52 State House Station  
Augusta, Maine 04333-0052



Anne H. Jordan  
Commissioner

Chief John C. Dean  
State Fire Marshal  
Fax 207-287-6251

Phone 207-626-3880

JAN 19 2011

**Statement of Deficiencies and Plan of Corrections**

Facility Name: Apartment units located at Location: 1552 Congress St. Portland, ME 04102 Facility Type: Apartment Telephone : (207) 318-8191 Resource ID : <u>File # 77470</u>	Owner Name: Brooks Juhring Address: P.O. Box 183 Portland, ME 04112
During an inspection of your facility a certified State Inspector has found the following violations.	In this right hand column you are required to indicate how and when you will have these violations corrected. Complete this information and return this "Plan of Correction" to the above address within 10 days of receipt of this statement.

An inspection was conducted at 1552 Congress street Portland ME on 07 Jan 2011 at 1500 hours. In attendance was Mr. Juhring the stated owner or the apartment building. Mr. Juhring stated that permission was given to enter the second floor apartment. This inspection is the result of a complaint received on 01 November 2010. The inspection was conducted using the 2006 edition of the National Fire Protection Association Life Safety Code 101 and Maine Revised Statute Title 25 §2453

The building is a type V (000) construction with three units. The building is not sprinkler protected. The only unit I inspected was the second story unit and only as it applies to title 25 §2453. The City of Portland Fire prevention office inspected the remainder of the building.

The unit has two exits from the second floor and a single center stair from third floor witch serves two bedrooms one on the left and one on the right of the stairs. The bedrooms each have windows that are identified as Egress size by the Portland Fire Prevention officer. The third floor does not have a second means of egress as required by Title 25 §2453

On February 7th I hired Custom Concepts out of Scarborough Maine to work w/ the City of Portland and make plans for a fire escape that will be to code.

Due to frozen ground we will not be able to move forward until it thaws out in the spring I plan to have this project done by late spring or early summer.

Date of Inspection: 07 Jan 2011  
Inspector: Klages

Owner/Occupant Signature  
Date:

Governor



**Maine Department of Public Safety  
State Fire Marshal's Office  
52 State House Station  
Augusta, Maine 04333-0052**



Anne H. Jordan  
Commissioner  
Chief John C. Dean  
State Fire Marshal  
Fax 207-287-6251

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**Statement of Deficiencies and Plan of Corrections**

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1. Provide a plan to this office and the City of Portland indicating how you will bring this building into compliance with the Life Safety code and State Law.

JMK

PENDING

CC: City of Portland Fire Prevention

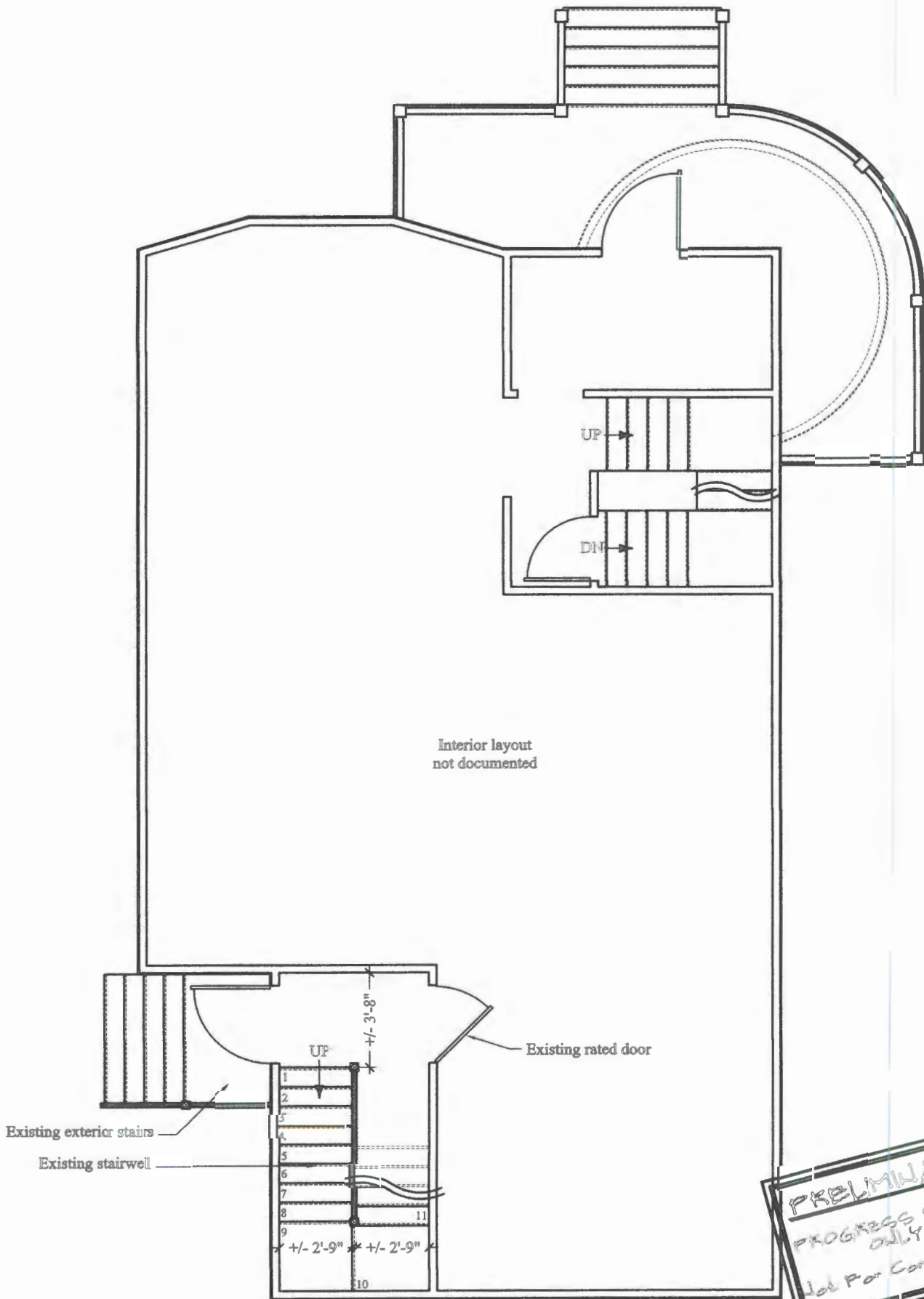
Date of Inspection: 07 Jan 2011

Inspector: Klages

Owner/Occupant Signature

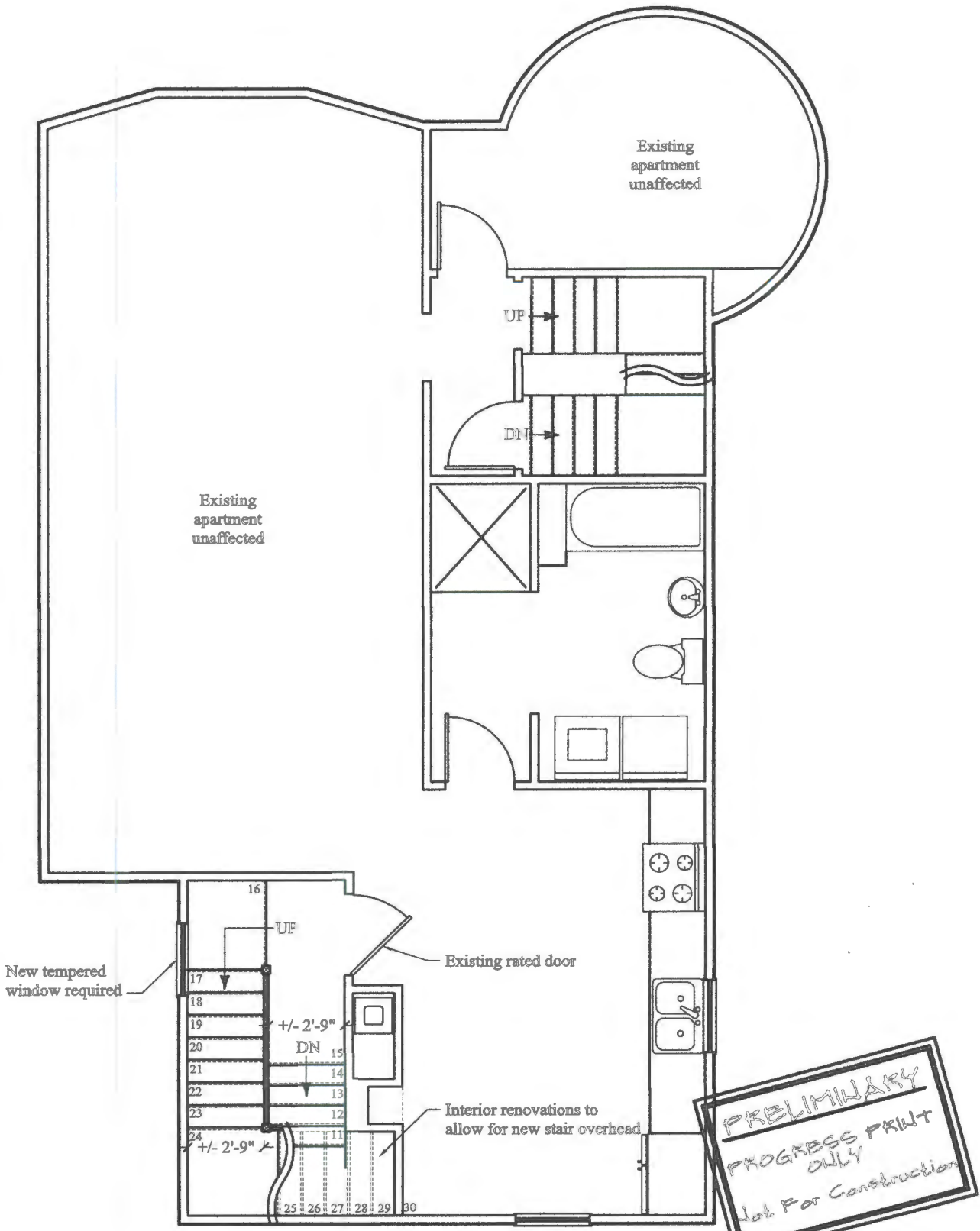
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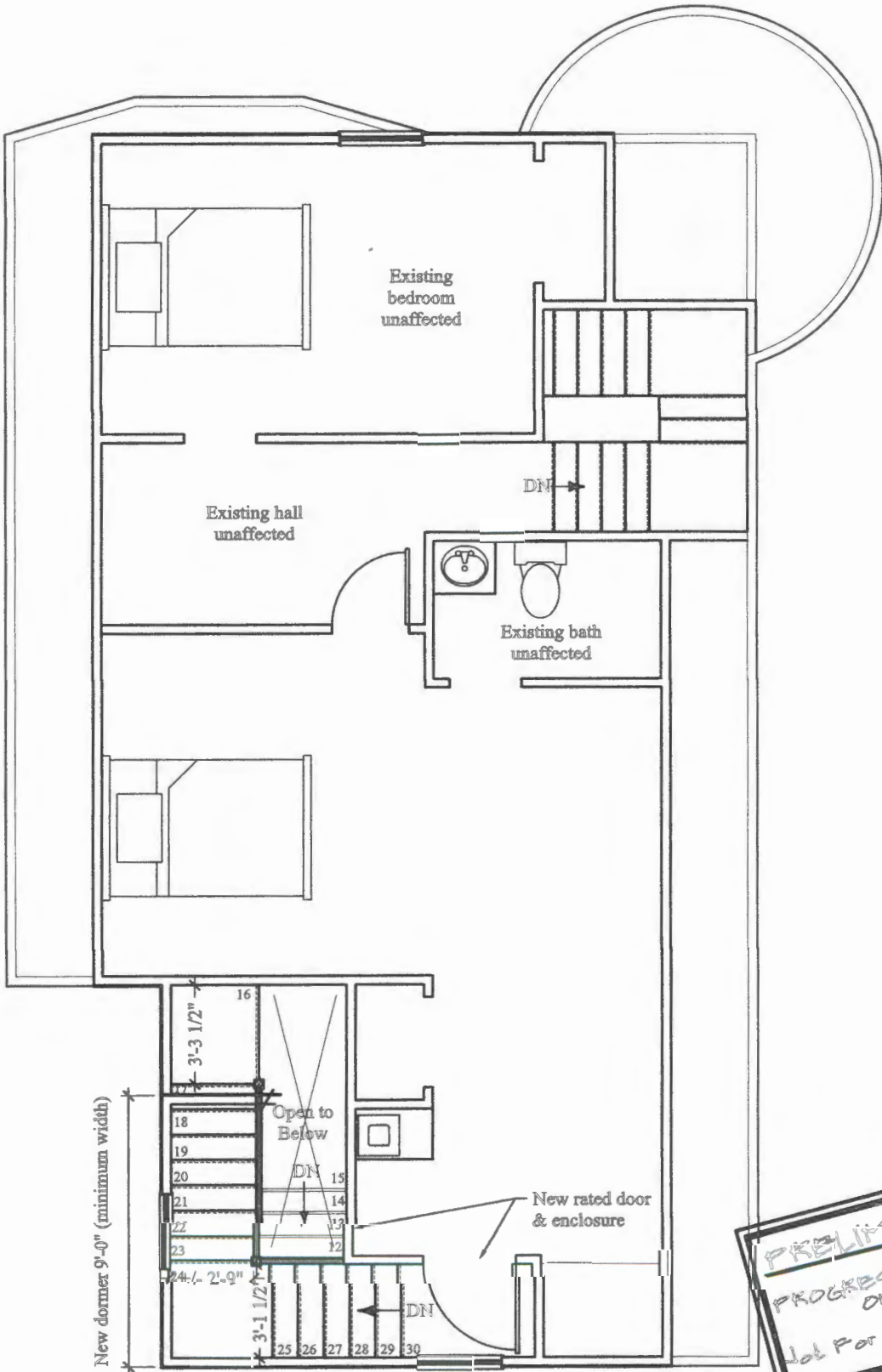
**PRELIMINARY**  
**PROGRESS PRINT**  
 ONLY  
 Not For Construction

**First Floor**  
 Scale 1/4" = 1'-0"



**PRELIMINARY**  
**PROGRESS PRINT**  
 ONLY  
 Not For Construction

# Second Floor  
 Scale 1/4" = 1'-0"

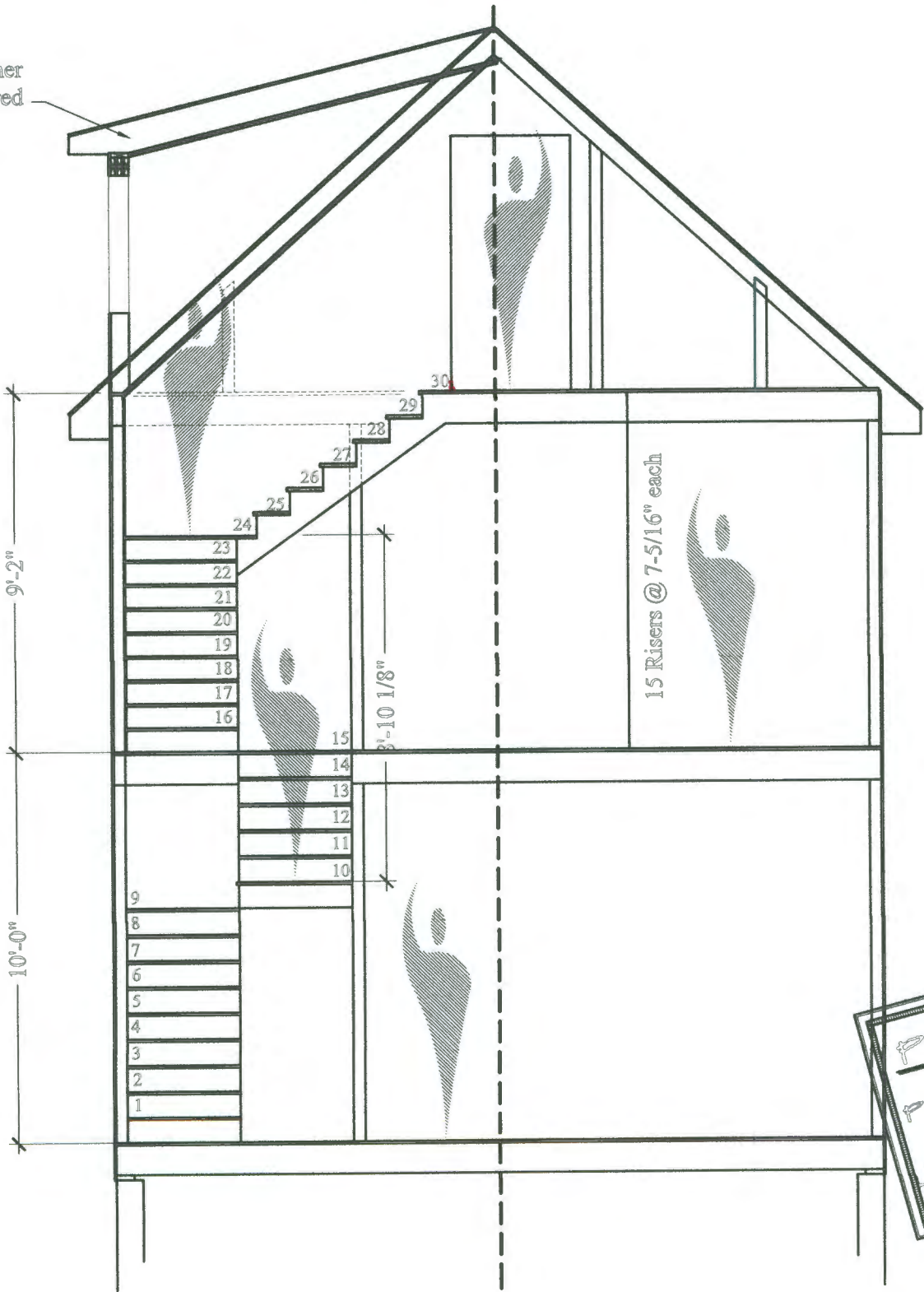


**PRELIMINARY**  
**PROGRESS PRINT**  
 Not For Construction

# Third Floor  
 Scale 1/4" = 1'-0"



dw dormer  
required



PRELIMINARY  
PROGRESS PRINT  
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