

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

**NOTICE OF VIOLATION
AND ORDER TO CORRECT**

August 1, 2016

Violator 1: 650 Alpha LLC 650 Brighton Avenue Portland, Maine 04102		
Location: 650 Brighton Avenue	CBL: 224A F009001	Inspection Date: 7/18/2016
Inspector: Mark Stewart	Inspection Type: Fire Company – FP Routine	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 complete the proposed plan of action column by proposing a reasonable timeframe to remedy each violation. This form must be received by the Fire Prevention Bureau no later than **August 15, 2016**. 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.

**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 Plan of Action
1. 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. <i>Repair magnetic hold for fire door in stairwell at right of entrance vestibule.</i>	REPAIR COMPLETED
2. NFPA 101- 31.3.7 FLOOR/ CEILINGS ASSEMBLY NOT SMOKE-TIGHT. In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, in addition to the following criteria to be met. <i>Repair holes in sheetrock ceilings in both front and back storage rooms in basement.</i>	3 REPAIRS COMPLETED

The City of Portland Code of Ordinances is available online at www.portlandmaine.gov. Copies of NFPA 1 and NFPA 101 are available for review at the Fire Prevention Bureau or online at www.nfpa.org.

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<p>3. NFPA 101-7.9.3 EMERGENCY LIGHTS REQUIRE MAINTENANCE; 7.9.3 Periodic Testing of Emergency Equipment 7.9.3.1 Required emergency lighting systems shall be tested in accordance with one of the three options offered by 7.9.3.1.1, 7.9.3.1.2, or 7.9.3.1.3. 7.9.3.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows: (1) Functional testing shall be conducted monthly with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2). (2) The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction. (3) Functional testing shall be conducted annually for a minimum 1-1/2 hours if the emergency lighting system is battery powered. (4) The emergency lighting equipment shall be fully operational for the duration of the test required by 7.9.3.1.1(1) and (3). <i>Test and repair emergency lights on all floors.</i></p>	<p>ALL DEAD BATTERIES REPLACED</p>
<p>4. PORTLAND FIRE DEPARTMENT CHAPTER 10 FIRE ALARM INSPECTION STICKER REQUIRED. Provide annual fire alarm inspection sticker at the annunciator. This sticker must be provided by a licensed master fire alarm company. A list of licensed master fire alarm companies can be found at: www.portlandmaine.gov/fireprevention. <i>Have fire alarm inspected.</i></p>	<p>FIRE PANEL IS FULLY FUNCTIONAL HOWEVER, WOKRIS, INC. SAYS A 'HORN' IS OUT OF ORDER AFTER ALARM HAS BEEN RESET. AWAITING THEIR REPORT AND SOLUTION</p>
<p>5. NFPA 30- TABLE 9.6.2.1 FLAMMABLE/ COMBUSTIBLE LIQUIDS STORAGE EXCEED LIMIT. See NFPA 30 table 9.6.2.1 for special occupancy limits for flammable and combustible liquid storage. <i>Paint solvents and oil-based paint on floor of the rear storage room need to be stored in a flammable safety cabinet.</i></p>	<p>ALL REMOVED</p>

You may appeal this Notice of Violation and Order to Correct to the City of Portland Zoning Board of Appeals within ten business days of this decision, pursuant to the City of Portland Code

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of Ordinances § 10-23. Your failure to appeal may result in you being barred in the future from challenging the determinations of City of Portland Fire Prevention Bureau contained in this notice.

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. 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.

8/15/16
Date

[Signature]
Violator 1 *Prop. Mgr.*

SEEN AND AGREED

8/18/2016
Date

Capt. Petrucci
Fire Prevention Bureau