

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

DRM PROPERTIES INC
75 BISHOP ST
PORTLAND ME 04103

March 15, 2018

Location 75 BISHOP ST	CBL 293 A010001	Inspection Date 2/13/2018
Inspector Aaron Bridges	Inspection Type FP Routine Inspection Commerci	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 3/30/2018.

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 70- ARTICLE 314.28 OPEN ELECTRICAL JUNCTION BOX; Boxes and conduit bodies used as pull or junction boxes shall comply with 314.28 (A) through (D). 1st floor electrical covers in the ceiling.	
PORTLAND FIRE DEPARTMENT CHAPTER 10 SECTION 12 KNOX BOX REQUIRED; Knox Boxes are required for all buildings with fire alarm or suppression systems. The owner would like a knox box.	___/___/___
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. The first floor ceiling is insulated and has clear poly over that in the printing areas while the 2nd floor has separate businesses.	___/___/___
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). (5) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction. e-lights are out on the parking lot side hall 1st floor.	___/___/___

Violation	Proposed Date of Completion
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 . Small fire alarm panel just inside the door on the right has not been inspected.	____ / ____ / ____
NFPA 13- 8.5.5.2.1 SPRINKLER HEADS BLOCKED; Continuous or noncontinuous obstructions less than or equal to 18 inches below the sprinkler deflector that prevent the pattern from fully developing shall comply with 8.5.5.2. The sprinkler heads in the paper storage area have been blocked by paper storage and are within 18" all around the head.	____ / ____ / ____
NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. There are many different types of debris between the long single story wood building out front and the main 2 story building. The owner was told the space needs to be cleaned up so a fire truck can drive between the buildings for emergency access. 20' wide the full length of the buildings.	____ / ____ / ____
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. There was a 55 gal. drum of flammable liquids and smaller one gallon containers used in the printing process not stored in a flame cabinet. There is also a snowblower stored in a common hallway on the side of the building first floor.	IMMEDIATELY remove all excess flammable/combustible material from the interior of the structure. Your signature below indicates that all excess material has been removed, will not be replaced, and will be properly disposed of or stored elsewhere.
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. There are no fire rated doors between the manufacturing areas and the rest of the building.	____ / ____ / ____
FINAL DATE OF COMPLETED VIOLATION(S)	____ / ____ / ____
FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S)	____ / ____ / ____

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.

Date

Responsible Party

Date

Responsible Party

SEEN AND AGREED

Date

Fire Prevention Bureau