

87-89 SHERWOOD STREET LLC



Kevin & Denise Kaserman

207-615-5608

dkaserman@me.com

23 Queen Street, Gorham, ME 04038

March 17, 2016

Dear Captain Petruccelli,

I want to thank you for taking time to meet with me on March 8, 2016 to clarify the violations of our 87/89 Sherwood Street apartment building. It was very helpful.

We take pride in our building and our number one priority is to make a safe place for all our tenants to live. November 2015 we currently installed in the rear hallways hardwired smoke/carbon monoxide detectors on all 3 floors which are tied into the smoke/carbon monoxide detector in the basement.

Also we installed on all 3 floors lights in the stairwell that are on in the evening hours. We installed timer flood lights outside the building on the drive way side, back yard and motion lights on the first floor of front entrance for our tenant safety.

In the basement we have sprinklers over the new gas boiler and water heater as well as having sprinklers in all 4 quadrants of the basement.

We look forward in working with you on these violation of our building and hope you can work with us on the timing. Please call me if you have any questions about our Plan of Action.

I have enclosed photos of repairs since we owned the building and sprinklers in the basement.

Sincerely,

Denise Kaserman

87-89 SHERWOOD STREET LLC



Kevin & Denise Kaserman

207-615-5608

dkaserman@me.com

23 Queen Street, Gorham, ME 04038

PLAN OF ACTION FOR SUMMONS 353675: 87/89 SHERWOOD STREET

VIOLATION CODE 73.15

ALL WAINSCOTING ON THE WALLS IN THE REAR HALLWAYS:

The Wainscoting in the rear hallways/stairwells has been this way for over 35 years. The wainscoting behind the stackable washer and dryers are newer.

Plan of Action:

1. Paint the newer breadboard and Trim around the washer and dryer with Fire Retardant Paint. See Spec Sheet supplied,

VIOLATION CODE 89.05

STORAGE IN REAR STAIRWAYS:

Plan of Action: 1. We would like to propose only 1 recycle bin in rear hallways, stored in "out of emergency travel area", and disposed of weekly. No accumulation of recycle items in bin longer than 1 week. Please see the attached memo that was sent to all tenants on March 14, 2016.

Absolutely,

The reason for this proposal is because inside the apartment there is no good area for recycle storage. I do not want storage of recycle in basement because I know the tenants will forget to bring it to the curbside. No Storage of items on floor except for recycle bin. All Trash is stored outside in designated trash cans.

VIOLATION CODE 3.011

STACKABLE WASHER AND DRYERSS IN REAR STAIRWELLS:

Plan of Action: 1. To install Sprinklers over the stackable washer and dryers in the rear hallways on the first floor. This will be completed by April 21, 2016. NOTE: the egress width between opposing wall and washer/dryer units is to code, over 3 feet.



FIRE RETARDANT PAINT

LATEX INTUMESCENT COATING

FLAT FINISH LFR-110

Features

- Intumescent product
- Flame Spread Rating: Class "A" when tested in accordance with ASTM E-84 (NFPA 255) and S-102.
- Applies like a regular paint
- Soap and water cleanup
- Low Odor
- Low VOC

General Description

Insl-x® Fire Retardant Paint is a high-quality latex decorative, intumescent, fire retardant coating for interior ceilings, walls and trim. This product provides a high-hiding matte finish that retards flame spread by reacting to heat and forming a thick cellular char blanket (intumescence). By reducing excessive heat penetration, this product retards flame spread and minimizes smoke generation. It is suitable for primed or previously painted wood, drywall, cellulose tile, cured plaster, masonry and metal. It applies like a conventional latex paint, is low in odor, low in VOCs, and washes without spotting.


Recommended For

For interior use on primed or previously painted wood, drywall, cellulose tile, cured plaster, masonry and metal. NOTE: Top coating this product will reduce its intumescent properties.

Limitations

- Use product when surface temperature is between 50 °F (10 °C) and 95 °F (35 °C).

Product Information

Colors — Standard: White		Technical Data \diamond White									
— Tint Bases: Can be tinted with up to 2 oz. of Universal Colorants.		Vehicle Type: Vinyl Acrylic Pigment Type: Titanium Dioxide Volume Solids: 46.0 \pm 1.0% Coverage per Gallon and per coat at Recommended Film Thickness Note: 10 minute burn class A rating. ASTM-E-84 with spread rate: 2 coats at 300-330 square feet/gallon (4.7-5.2 mils WFT and 2.2-2.4 mils DFT each) Note: 30 minute burn class A rating. ASTM E-84 with spread rate: 2 coats at 150-165 square feet/gallon (9.5-10.4 mils WFT and 4.4-4.8 mils DFT each).									
— Special Colors: Contact your dealer.		Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.									
Certification: The products supported by this data sheet contain a maximum of 50 grams per liter VOC/VOS (0.42 lbs./gal.) excluding water & exempt solvents. This product is compliant under the Ozone Transport Commission regulations as a Flat Coating. This product meets qualifications for LEED (Leadership in Energy and Environmental Design) projects as a Flat Coating. MPI: Is currently approved under MPI #64	 UL Flame Spread Rating: Class "A"; tested in accordance with ASTM E-84-10/30 (NFPA 255) and S-102; tested over Douglas fir.	Dry Time @ 77 °F – Tack Free: 30 Minutes (25 °C) @ 50% RH – To Recoat: 4 Hours									
		Standard 10 Minute Test Results <table border="1"> <tr> <td>Flame Spread Index</td> <td>0</td> </tr> <tr> <td>Smoke Developed Index</td> <td>35</td> </tr> </table> 30 Minute Extended Test Results: <table border="1"> <tr> <td>Flame Spread Index</td> <td>Pass</td> </tr> <tr> <td>Smoke Developed Index</td> <td>Pass</td> </tr> </table>		Flame Spread Index	0	Smoke Developed Index	35	Flame Spread Index	Pass	Smoke Developed Index	Pass
Flame Spread Index	0										
Smoke Developed Index	35										
Flame Spread Index	Pass										
Smoke Developed Index	Pass										
Technical Assistance: Available through your local authorized independent Insl-x dealer. For the location of the dealer nearest you, call 1-800-225-5554, or visit www.insl-x.com .		Dries By: Coalescence Viscosity: 70 – 80 KU Flash Point: N/A Gloss / Sheen: Flat Surface Temperature – Min. at Application: 50 °F – Max.: 95 °F Thin With: Not Necessary Clean Up Thinner: Warm, Soapy Water Weight Per Gallon: 10.8 lbs. Storage Temperature – Min.: 50 °F – Max.: 90 °F									
		Volatile Organic Compounds (VOC) 45 Grams/Liter 0.37 Lbs./Gallon									

\diamond Reported values are for White, Contact dealer for values of other bases or colors.

Fire Retardant Paint Latex Flat Finish LFR-110

Surface Preparation

Surfaces to be painted must be clean, dry and free of oil, grease, dust, rust, mill scale, loose paint, chalk and other contaminants that could interfere with adhesion. Glossy surfaces should be dulled by abrading the surface.

Previously Painted Surfaces: No primer is needed if surface is in good condition. Clean and sand as needed.

Ferrous Metal: Remove loose rust and mill scale with a grinder, scraper, wire brush or sandpaper. Remove oil and grease as necessary using an oil and grease emulsifying cleaner. Prime bare spots with metal primer.

Wood/Drywall: Spot prime patched and spackled areas with the recommended primer before top-coating.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Application

Stir this product thoroughly before use. Once stirred, Insl-x Fire Retardant Paint is ready to use. Do not incorporate any additives into this product and thin with water only as needed. Do not apply if surface or air temperatures are below 50 °F or above 95 °F.

Brush: Synthetic Bristle only.

Roller: 3/8" to 1/2" Nap Synthetic Roller

Airless Spray: Fluid Pressure – 1500 to 2500 psi.
Tip Size - .013 to .017

Clean Up

Clean all equipment immediately after use with soap and water. Spray equipment should be given a final rinse with mineral spirits to prevent corrosion.

USE COMPLETELY OR DISPOSE OF PROPERLY. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Safety Data Sheet for
additional health and safety information.**

87-89 SHERWOOD STREET LLC



Kevin & Denise Kaserman

207-615-5608

dkaserman@me.com

23 Queen Street, Gorham, ME 04038

March 14, 2016

Dear Tenants at 87-89 Sherwood Street,

An inspection of the building was conducted on February 17, 2016. As a result of the inspection we have been notified of a few violations that needs to addressed.

1. Violation Code 89.05: NFPA 1 EXCESSIVE/DISORDERLY STORAGE ; Reference NFPA 1 for EXCESSIVE FUEL-LOAD, NOTES: Storage in REAR STAIRWAYS.

This Violation needs to be addressed immediately and is an ongoing problem, as Landlords we are always asking you to clean up and be mindful of. Due to the new laws, There is NO Storage in Rear Stairways/Halls. **I am proposing to the Fire Chief of 1 recycle container, that must be discarded weekly. I will not know if they will allow this until I submit my Plan of Action.** They have noted this continues to be a violation that of the building. In the meantime, I need all storage in rear halls to be removed from the floors except for 1 recycle bin as of Thursday, March 17th.

Please make sure all recycle is out tonight for Tuesday Pick up.

2. Violation Code 80.37 NFPA 101-8.3.4.2 60 MINUTE FIRE DOOR REQUIRED IN THE REAR STAIRWELLS AND BASEMENT.

I AM WORKING ON THIS IN THE PLAN AND HAVE A SECOND QUOTE OF REPAIRS HAPPENING THIS WEEK.

Sincerely yours,

Denise Kaserman



Quotation

Hammond Lumber Company

DO NOT EDIT THIS
CHOOSE SHIP TO ON RIGHT,
United States

Quote ID SQDS008588-1

P.O. Number

Quoted for HAMMOND LUMBER -PORTLAND
300 Riverside Street

Ship-to

Same as Bill-to
300 Riverside Street

Portland,
ME 04103
United States

Portland,
ME 04103
United States

Prepared by Gary, Hatch

Prepared on

3/9/2016

Available to

4/8/2016

ghatch@hammondlumber.com

Quote Information

Quote ID	SQDS008588-1	Quote Name	Denise/90 MIN		
Total Lines	5	Total Value	\$ 2,374.00	Status	Open

All prices are in USD

The labor to install ^{fire} doors
is where most of the cost will
be of the \$800-\$1200. quoted.

All units, quantities and accessories have been verified and accepted by the undersigned for purchase.

Accepted by _____

Date _____

Application version 8.1.1.2CF

Printed on 3/9/2016

Content Version 2.1.2.0

Page 1 of 4



Quotation

Hammond Lumber Company

DO NOT EDIT THIS
CHOOSE SHIP TO ON RIGHT,
United States

Quote ID SQDS008588-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	495.00	495.00

2-8 X 6-8, Left Hand Inswing, Therma-Tru Steel Edge Firedoor (TR 12-24) Embossed/
Molded Open, No glass, SE969HD, Single Door, Double Bore, 2-3/4" Backset, 2-1/8"
BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, Steel Split Jamb, 5-1/2 to
6-1/2", No Casing, Public Access Sill Split Steel Jamb, Sill Finish Mill, 3 Spring
Hinges - Split Steel Frame, Satin Brass (Zinc Dichromate) - US2D, Brz Comp
Weatherstrip,

2		1.0000	EA	Entry Door Entry Door System	489.00	489.00
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2-8 X 6-8, Left Hand Inswing, Therma-Tru Steel Edge Firedoor (TR 12-24) Embossed/
Molded Open, No glass, SE978HD, Single Door, Double Bore, 2-3/4" Backset, 2-1/8"
BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, Steel Split Jamb, 5-1/2 to
6-1/2", No Casing, Public Access Sill Split Steel Jamb, Sill Finish Mill, 3 Spring
Hinges - Split Steel Frame, Satin Brass (Zinc Dichromate) - US2D, Brz Comp
Weatherstrip,



Quotation

Hammond Lumber Company

Quote ID SQDS008588-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
3		1.0000	EA	Entry Door Entry Door System	495.00	495.00
2-8 X 6-8, Left Hand Inswing, Therma-Tru Steel Edge Firedoor (TR 12-24) Embossed/ Molded Open, No glass, SE1005HD, Single Door, Double Bore, 2-3/4" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, Steel Split Jamb, 5-1/2 to 6-1/2", No Casing, Public Access Sill Split Steel Jamb, Sill Finish Mill, 3 Spring Hinges - Split Steel Frame, Satln Brass (Zinc Dichromate) - US2D, Brz Comp Weatherstrip,						
4		1.0000	EA	Entry Door Entry Door System	450.00	450.00
2-8 X 6-8, Left Hand Inswing, Therma-Tru Steel Edge Firedoor (TR 12-24) Embossed/ Molded Open, No glass, SE210HD, Single Door, Double Bore, 2-3/4" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, Steel Split Jamb, 5-1/2 to 6-1/2", No Casing, Public Access Sill Split Steel Jamb, Sill Finish Mill, 3 Spring Hinges - Split Steel Frame, Satln Brass (Zinc Dichromate) - US2D, Brz Comp Weatherstrip,						



Quotation

Hammond Lumber Company

DO NOT EDIT THIS
CHOOSE SHIP TO ON RIGHT,
United States

Quote ID SQDS008588-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
5		1.0000	EA	Entry Door Entry Door System	445.00	445.00

2-8 X 6-8, Left Hand Inswing, Therma-Tru Steel Edge Firedoor (TR 12-24) Flush (w/o Style Lines), No glass, SE100, Single Door, Double Bore, 2-3/4" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, Steel Split Jamb, 5-1/2 to 6-1/2", No Casing, Public Access Sill Split Steel Jamb, Sill Finish Mill, 3 Spring Hinges - Split Steel Frame, Satin Brass (Zinc Dichromate) - US2D, Brz Comp Weatherstrip,

All prices are in USD

Adjusted Subtotal (Discounted)		2,374.00
Tax	0.00%	0.00
Labor Tax	0.00%	0.00
Shipping and Handling	0.00	0.00
Other Charges (Specify)	0.00	0.00
Total Quote Value		2,374.00

**CITY OF PORTLAND
PORTLAND FIRE DEPARTMENT**

380 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager 87-89 Sherwood Street Lic	Inspector Steven Hall	Inspection Date 2/17/2016
Location 87 Sherwood	CBL 429 D004001	Status Failed
		Inspection Type Fire Company-FP Routine Inspec

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
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- 1) 73.15 *Class A or B - willing to repair w/ fire.*
Violation: NFPA 101- 31.3.1.1.1 VERTICAL OPENINGS NOT FIRE RATED; VERTICAL OPENINGS SHALL BE ENCLOSED OR PROTECTED IN ACCORDANCE WITH SECTION 8.6.
Notes: WAINSCOTING ON THE WALLS IN THE REAR HALLWAYS *Check out Home Depot fire rating on wainscot to UL listings*
-
- 2) 89.05
Violation: NFPA 1 EXCESSIVE/DISORDERLY STORAGE; REFERENCE NFPA 1 FOR EXCESSIVE FUEL-LOAD.
Notes: STORAGE IN REAR STAIRWAYS
-
- 3) 3.011 *Cl*
Violation: NFPA 101- 31.3.2.1.1 BOILER PROTECTION REQUIRED; THE AREAS DESCRIBED IN TABLE 31.3.2.1.1 SHALL BE PROTECTED AS INDICATED: BOILER AND FUEL-FIRED HEATER ROOMS SERVING MORE THAN A SINGLE DWELLING UNIT (MINIMUM SEPARATION/PROTECTION IS 1 HOUR OR SPRINKLERS)
Notes: WASHER AND DRYERS IN REAR STAIWELLS *Add Sprinklers over washer/dryer*
-
- 4) 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: FIRE DOORS IN THE REAR STAIRWELLS AND BASEMENT *= 6 - 1 to 2 month*

Comments:

*Don't Require vacant to do repairs
 write letter (Friday 18th)
 2 week resubmit to chief
 Plan of Action letter -*

STATE OF MAINE

DISTRICT COURT
Location: Portland
Docket No.

CITY OF PORTLAND and body politic and
Corporate, located in the County of
Cumberland and State of Maine,

Plaintiff,

v.

87-89 Sherman Street LLC
Defendant

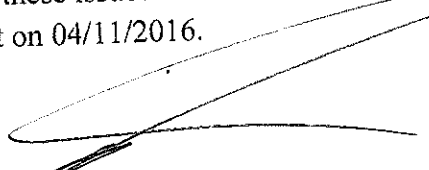
**FIRE PREVENTION AND PROTECTION
CODE VIOLATION**

(M.R. CIV. P. 80H AND 80k)

SUMMONS NUMBER: 353675

This matter has been referred to the Corporation Counsel's Office for immediate legal action with respect to the code violations detailed in the attached letter. It has been assigned the above summons number and will be filed with the Portland District Court and will be assigned for an initial appearance at the Portland District Court 205 Newbury Street Portland, Maine 04101 at 8:30 A.M. on 04/11/2016. Please contact Tori Ross in Fire Prevention at (207)-874-8400 or via e-mail at meservev@portlandmaine.gov to set up an in-person meeting to meet with somebody in the Fire Prevention Bureau to resolve these issues or make alternative arrangements to relieve you of the requirement to appear in Court on 04/11/2016.

Dated: 2/25/16


Adam R. Lee, Esq. Bar No. 4143
Associate Corporation Counsel
City of Portland
389 Congress St
Portland, ME 04101
207-874-8480



87#1
rear hallway



87#2 Rear
Hallway -

This is Still
Unacceptable to
me. The shelving
will be removed
and brooms/mops
to be moved to
wall as shown

Completion by
March 28th, 2016



87# 3

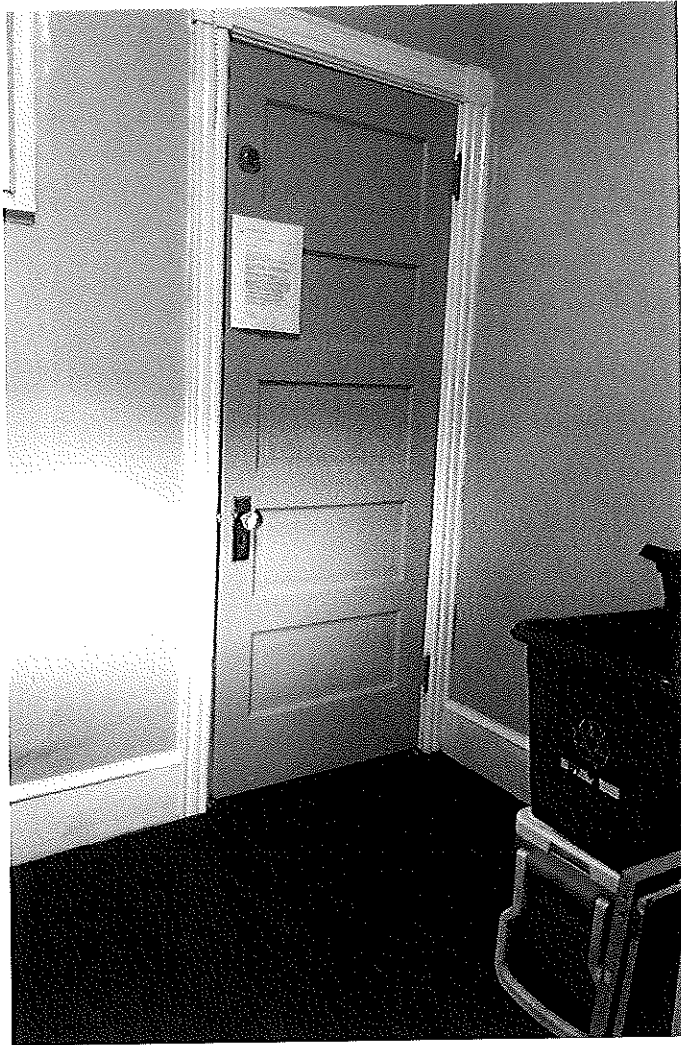
Rear Hallway



8914 1
rear HUK



89A2 Rear
Hallway



807# 3
rear hallway

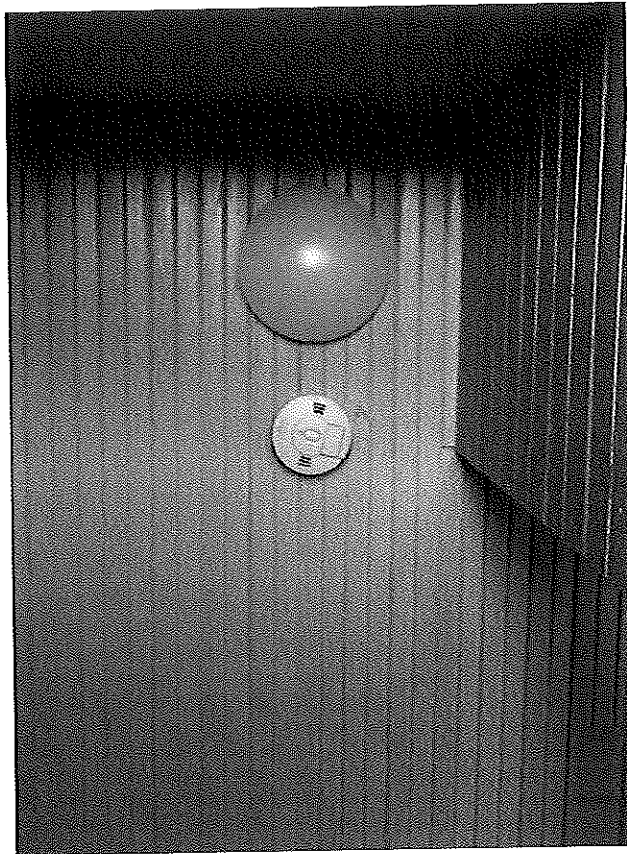
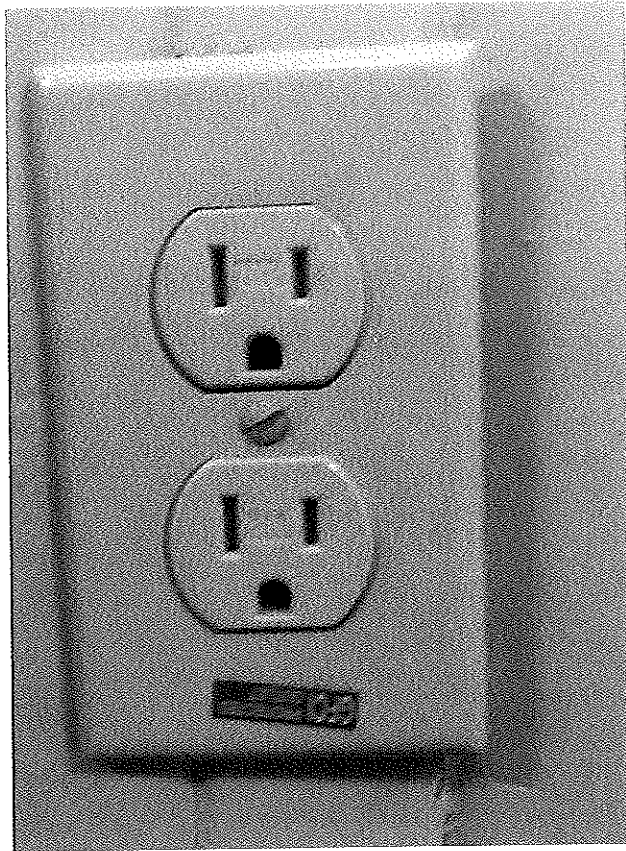
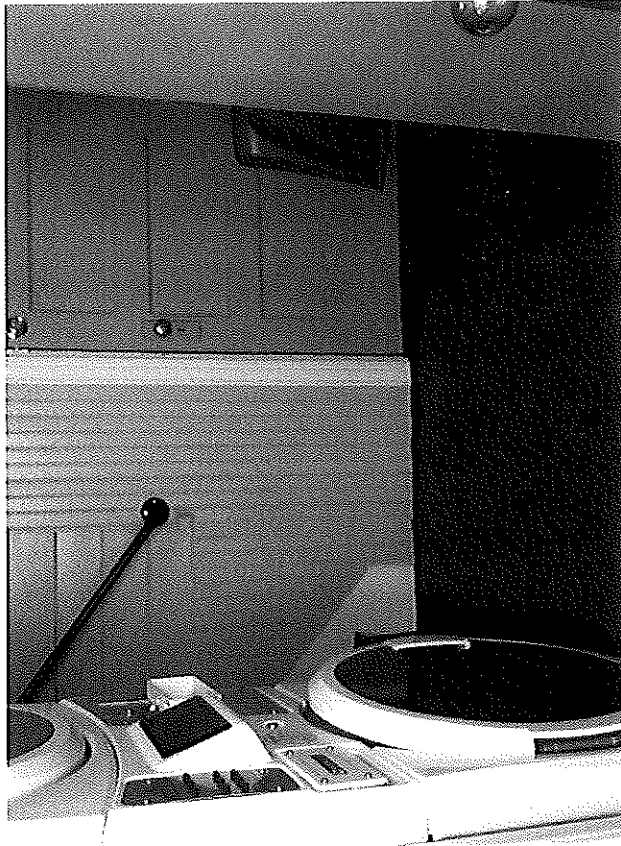


Photo Cell Light,
Smoke / Carbon
Detector on
Every Floor
Hardwired to
Smoke/Carbon
Detector in
Basement.







washer / Dryer
89 Sherwood St



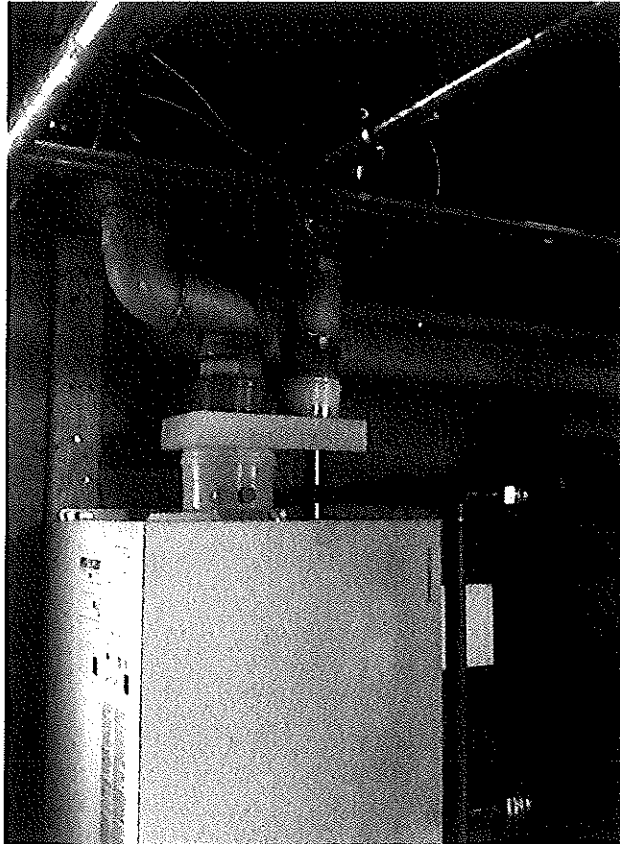
Sprinklers
to be installed
over washer /
Dryer^{DI} April 21, 2016



Washer / Dryer
87 Sherwood

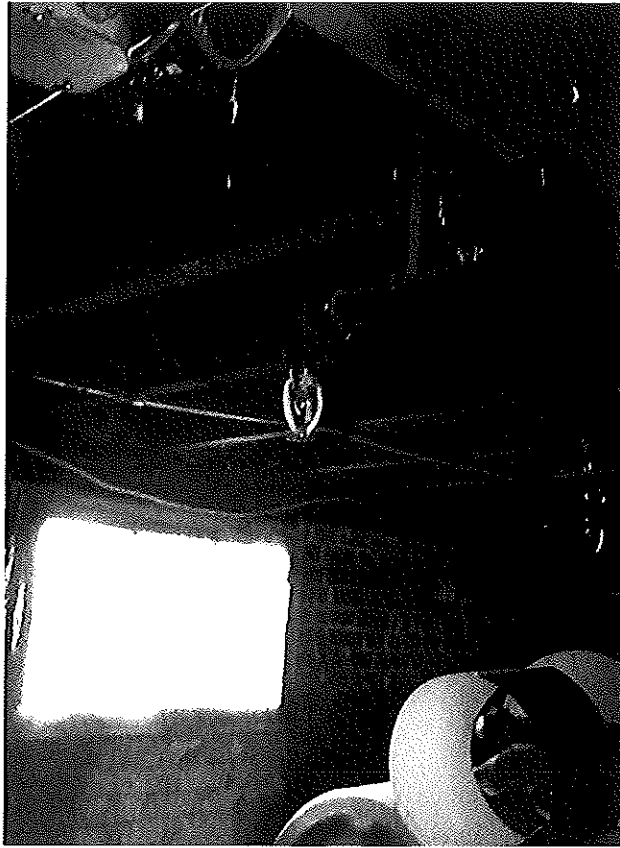


87 Sherwood
Sprinkler in
Basement
Back Quadrant



Sprinkler
over Boiler

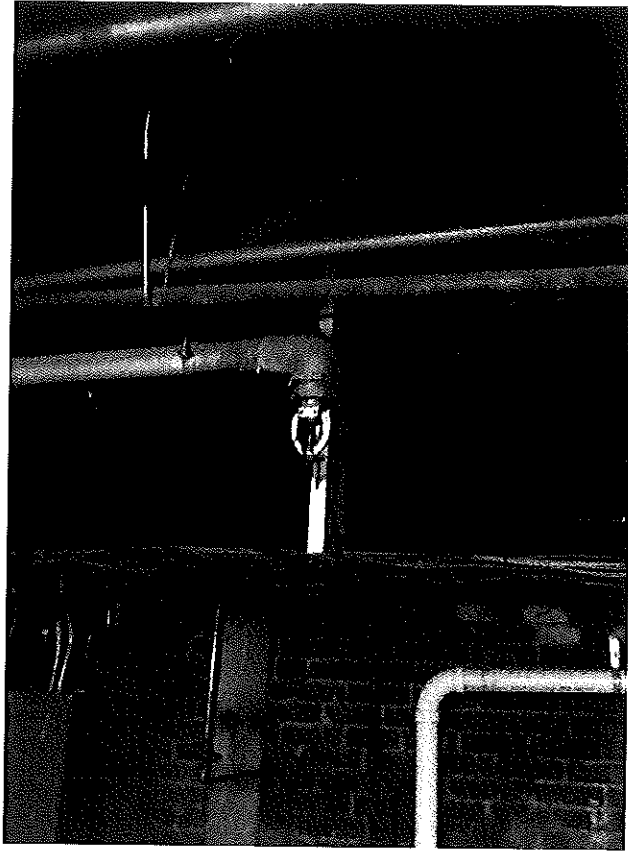
Back



87 Sherwood
Sprinkler
front Quadrant



89 Sherwood
front Quadrant



89 Sherwood
Back Quarter