



# NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

12/2/13

Portland Fire Department,

Thank you for taking the time for the recent inspection at 505 Washington Ave on November 27, 2013 to update the Certificate of Occupancy to the appropriate 12 unit status. During the inspection, there were minor violations cited by Portland Fire Department which were in need of correction. As property owners in the City, we consider life safety a highest priority, and have outlined a plan below to address these issues in a timely fashion.

- Installation of residential sprinkler head over gas fired boilers: *This work is to be completed within 10 working days of the acceptance of this letter.*
- Installation of (2) additional heat detectors in basement: *This work is to be completed within 10 working days of the acceptance of this letter.*
- Installation of illuminated exit sign in Front (South) stairwell over door: *This work is to be completed within 10 working days of the acceptance of this letter.*
- Sealing fire rated partition in basement stairwell: *This work is to be completed within 10 working days of the acceptance of this letter.*
- Installation of fire rated doors for (12) apartment units: Currently, there are (12) apartment units with (13) doors that egress to common hallways. These doors are currently not fire rated. We propose to replace the slabs and appropriate closers leaving the existing jamb. This work will be completed over the next 2 – ½ calendar years based on the following schedule. Vacant units #4, #6 and #7 will be updated before they are occupied but no later than 6/1/2014. (5) Doors will be updated the following year with completion by 6/1/2015. The remaining (5) doors will be updated the following year with completion by 6/1/2016.

As property owners in the City of Portland, we have always strived to meet any requests that the Fire Department has made, small or large. We update and maintain all of our life safety systems on a routine basis and do not wait for mandates from any jurisdiction to do so. We have gone so far as to provide buildings for training in the common goal of the safety of residents, visitors, and Public Safety officials alike. We hope that with the long history of doing business in Portland we can agree to address the life safety issues at 505 Washington Ave as outlined above.

Thank you for your consideration,

Stefan Scarfs

Neptune Properties