

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Michael I. Goldman
Associate Counsel

Anne M. Torregrossa
Associate Counsel

Victoria E. Morales
Associate Counsel

June 26, 2017

James Harkin
29 Bates Street
Portland, Maine 04103

RE: Violations at 29 Bates Street

Dear Mr. Harkin,

I represent the City of Portland in connection with outstanding violations at your property at 29 Bates Street.

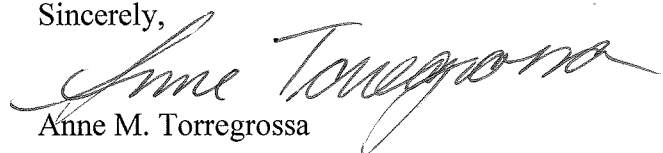
In November of last year, you were notified of fire and life safety violations at your property. You had agreed to have all of those violations remedied by February 28, 2017, and I have attached your plan of action for your reference. The Fire Department has contacted you several times for a reinspection of this property and you have ignored their requests. Please call Katharine at 874-8400 to schedule your reinspection no later than **Wednesday, July 5, 2017**. If you fail to do so, I will consider that an admission that the violations have not been corrected.

Additionally, you have also failed to register your rental property, which is a violation of § 6-155 of the City of Portland Code of Ordinances. Please register your property and pay the registration fee no later than **Wednesday, July 5, 2017**. Instructions on how to register are available online at <http://www.portlandmaine.gov/1680/Rental-Registration> or you may visit Room 315 in City Hall.

If you have not complied with these requests by the date given, I will issue a summons for the violations. Violations are subject to a minimum penalty of \$100 per violation per day.

I appreciate your anticipated cooperation

Sincerely,



Anne M. Torregrossa

Portland, Maine



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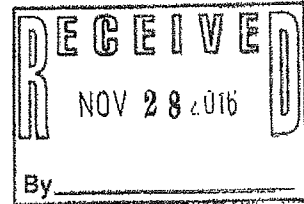
Michael I. Goldman
Associate Counsel

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Victoria E. Morales
Associate Counsel

Enclosure

cc: Jon Riox, Inspections Division
Captain Petruccelli, Fire Prevention Bureau



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

November 18, 2016

Responsible Party 1: HARKINS JAMES J 29 BATES ST PORTLAND, ME 04103		
Location 29 BATES ST	CBL 429 J007001	Inspection Date 10/26/2016
Inspector Brad James	Inspection Type FP Routine Inspection	Status Failed

The City of Portland Fire Department inspected this property, and found the fire and life safety code below, which you are hereby ordered to correct. You must complete the proposed date of completion or proposing a reasonable timeframe to remedy each violation. This form must be received by the Fire Pre no later than 12/15/2016. The Bureau reserves the right to reject or modify any proposed plan of action evidence of sufficient financial and technical capacity to complete the proposed plan. Please contact the any questions.

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YOUR FAILURE TO SUBMIT A PLAN OF ACTION BY THE DATE PROVIDED, OR TO CORRECT ANY VIOLATION WITHIN THE APPLICABLE TIME FRAME, MAY RE LEGAL ACTION AGAINST YOU, THE IMPOSITION OF CIVIL PENALTIES, AND THE PU OTHER LEGAL REMEDIES.

Violation	Proposed Date of Completion
PORTLAND FIRE DEPARTMENT CHAPTER 10 4.6.1, 4.6.2 UNIT/SUITE NUMBERS NOT MARKED; 4.6.1 Residential units shall be designated using numerals. 4.6.2 The first numeral of each residential unit shall be the floor designation. Number Apartments	12/15/16
NFPA 101- 7.2.1.8.1 FIRE DOORS MUST BE SELF- OR AUTO-CLOSING; A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise permitted by 7.2.1.8.3. All fire doors must be self closing. <i>All existing Fire Doors in Building Have Self Closing</i>	1/1/17
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) In basement over boilers and water heaters.	2/28/17 <i>Hinges</i>
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. Apartment and basement doors leading to the common areas.	2/28/17

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.

11/22/16
Date Responsible Party

Date Responsible Party

SEEN AND AGREED

12/2/16
Date
A/C [Signature]
Fire Prevention Bureau