

File



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

RAHEM LLC
PO BOX 6149
FALMOUTH ME 04105

September 27, 2017

| | | |
|---------------------------------|---|-------------------------------------|
| Location 53 ALLEN AVE | CBL 435 G020001 | Inspection Date 8/24/2017 |
| 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 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 10/15/2017.

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 101- 7.2.1.8.1 DOORS SHALL BE SELF-CLOSING & SELF-LATCHING; 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 specified by 7.2.1.8.3. All fire doors. | |
| NFPA 10- 7.2.4.4 FIRE EXTINGUISHER INSPECTION TAG; Where manual inspections are conducted, records for manual inspections shall be kept on a tag or label attached to the fire extinguisher, on an inspection checklist maintained on file, or by an electronic method. In laundry room - <i>AAA of Auburn</i> | <i>___/___/___</i> |
| NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6. All apartments. | IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed. |
| 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. In laundry room leading into both stairwells. | <i>___/___/___</i> |
| NFPA 1- 10.1.1 STRUCTURE NEEDS REPAIR; Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions. <i>Get rid of sag.</i> The ceiling in Apartment #9 front bedroom appears to be sagging. Integrity of the ceiling needs to be checked by a professional. Attic access is at the top of the left side stairwell. | |

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| Violation | Proposed Date of Completion |
|--|-----------------------------|
| 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

10/12/17

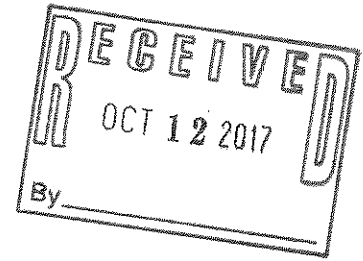
Date

CAPT. [Signature] #17

Fire Prevention Bureau

Fire

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|---|--|
| 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. 3rd floor front apartment door not labelled. <i>put label on door</i> | ___/___/___ |
| 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. Front stairwell is all poly finished tongue and groove pine throughout. <i>- Fire Dept caution wood material</i> | ___/___/___ |
| 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 leading to common areas. | ___/___/___ <i>Done</i> |
| NFPA 720- 5.5.6.1 CO ALARMS REQUIRED; The performance, location, and mounting of notification appliances used to initiate or direct action, evacuation or relocation of the occupants, or for providing information to occupants or staff, shall comply with the requirements of Chapter 6. Apartment 2 and basement <i>Done</i> | IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed. |
| NFPA 101- 31.3.4.5.1 SMOKE ALARMS REQUIRED; In buildings other than those equipped through out with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. Apartment 2 <i>Done</i> | IMMEDIATELY install temporary alarms where required. Your signature below indicates that temporary alarms have already been installed. |

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| Violation | Proposed Date of Completion |
|---|-----------------------------|
| NFPA 1 EXCESSIVE/DISORDERLY STORAGE; Reference NFPA 1 for excessive fuel-load. Basement - <i>Clean Up</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. 3rd floor front apartment doors. | ___/___/___ |
| <i>Electrical</i> NFPA 70 LABEL ALL ELECTRICAL PANELS; Refer to NFPA 70 for requirements regarding labeling of all electrical panels. Basement panels need to be labelled with apartment numbers. | |
| NFPA 101- 7.5.1.1.1 EXIT(S) OBSTRUCTED; Where exits are not immediately accessible from an open floor area, continuous passageways, aisles, or corridors leading directly to every exit shall be maintained and shall be arranged to provide for each occupant to not less than two exits by separate ways of travel, unless otherwise provided in 7.5.1.1.3 and 7.5.1.1.4. Front stairwell had trash bags piled outside apartment 3. <i>Clean Up</i> | |
| FINAL DATE OF COMPLETED VIOLATION(S) | ___/___/___ |
| FIRE PREVENTION BUREAU RE-INSPECTION OF COMPLETED VIOLATION(S) | ___/___/___ |

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