

# Gorham Fire Department

Robert Lefebvre, Chief  
Telephone (207) 839-6762  
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Central St

April 29, 2014

Bolling Properties  
Peter and Donna Bolling  
495 Ocean House Road  
Cape Elizabeth, Maine 04107

Attention Mr. & Mrs. Bolling;

On March 20, 2014 the Gorham Fire and Rescue Department conducted a Life Safety Inspection of your buildings located at 147 Plummer Road in the Town of Gorham, Maine. This inspection was an annual inspection to assess the status of previous inspection violations.

Present for this inspection was Russ Bearor, Fire Inspector for the Town of Gorham, and Eric Winsor Firefighter for the Town of Gorham.

To better help you understand what it is we are seeing for violations when we perform these inspections we are now including photograph with this letter. This allows everyone to be on the same page so to speak each and every time we inspect. These photographs will be referenced in this letter with the violations. As in the past you will have 30 business days (June 13, 2014) to respond with a written Plan of Correction for the violations we have noted in this letter.

1. In photos numbered 1, 2, 3, 4, 6, 7, 40, 41, 42, 57, 58 & 59 the exterior egress points are pictured; this was a couple days after a snow storm. We realize you do not physically live on the property but these areas must be cleaned as soon as possible.

(NFPA 101, Ch.31)

- 31.2 Means of Egress Requirements
- 31.2.1.1 Means of egress from dwelling units to the outside of the building shall be in accordance with Chapter 7 and this chapter.
- 7.1.10 Means of Egress Reliability.
- 7.1.10.1\* General. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

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Send To: **BOLLING PROPERTIES**  
Street, Apt. No., or PO Box No. **495 OCEAN HOUSE ROAD**  
City, State, ZIP+4 **CAPE ELIZABETH ME 04107**

PS Form 3800, August 2011 See Reverse for Instructions

7009 2820 0001 4316 4362

2. Also in picture 1, 28, 29, 30, 34, 35, 36, 37 & 39 are extension cords being used. These cords have been there for a long time. Extension cords are meant for temporary use this makes it not temporary. Also the amount and height of the storage is a hazard, given the social gathering and smoking going on in this space, and the potential for fire in this space we recommend a thorough cleaning of the space and remove the fires and other flammable products. (NFPA 1 Ch.10 &11) (This has been cited in previous inspections July 26, 2012 and must be corrected)

- 11.1.7 Extension Cords.
- 11.1.7.1 Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.
- 11.1.7.5 Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.
- 11.1.7.6 Extension cords shall not be used as a substitute for permanent wiring.
- 10.19\* Storage of Combustible Materials.
- 10.19.1 General. Storage of combustible materials shall be orderly.
- 10.19.3.1 Storage shall be maintained 2 ft. (0.61 m) or more from the ceiling in non-sprinklered areas of buildings.

3. Picture 4 also shows the exterior light needs a globe to protect the light, also photo's 14, 23, 25, 50 & 51, show the need for protection globes or cages on the lights. (NFPA 101, Ch.32) (This has been cited in previous inspections July 26, 2012 and must be corrected)

- 31.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
- 31.5 Building Services.
- 31.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1
- 31.7.2 Contents and Furnishings.
- 31.7.2.1 Contents and furnishings shall not be required to comply with Section 10.3.

4. Picture 5, 6, 15 & 56 show the fire escape from the rear of the building, this still needs some work to become stronger & safer; also the railing for the front steps to the right of the front building. (NFPA 101, Ch.31) (This has been cited in previous inspections July 26, 2012 and must be corrected)

- 31.2 Means of Egress Requirements.
- 31.2.1.1 Means of egress from dwelling units to the outside of the building shall be in accordance with Chapter 7 and this chapter.
- 31.2.2.2.2.2 Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.
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- o 31.2.2.9 Fire Escape Stairs. Fire escape stairs complying with 7.2.8
  - o 7.2.1.5 Locks, Latches, and Alarm Devices.
  - o 7.2.1.5.2 Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.
- 5. **Picture 9 shows the lock on the mechanical room for building two. This needs a lock that can be opened from inside in case someone should accidentally get locked inside. (NFPA 1, Ch.14)**
  - o 14.5.2 Locks, Latches, and Alarm Devices.
  - o 14.5.2.1 Door leaves shall be arranged to be opened readily from the egress side whenever the building is occupied.
  - o 14.5.2.2 Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.
- 6. **Pictures 10, 11, 12, 13 show the hall and stairs leading to the third floor apt. in the rear building. This area has obstructions in the hall that could limit the egress by shrinking the space required for egress. Also the railing needs returns to the walls, and a light is needed to illuminate the space. (NFPA 1, Ch.14) (This has been cited in previous inspections August 24, 2012, July 26, 2012 and must be corrected)**
  - o 14.4 Means of Egress Reliability
  - o 14.4.1\* General. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.
  - o 14.4.2.1 No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof.
- 7. **Picture 16 Shows a hole in the wall where a light switch used to be. When these are removed the hole needs to be covered over so smoke and fire cannot spread through the wall. (NFPA 101, Ch. 31)**
  - o 31.3.6 Corridors.
  - o 31.3.6.1\* Walls. Exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 having a minimum 1/2-hour fire resistance rating.
  - o 8.3.4 Opening Protectives.
  - o 8.3.4.1 Every opening in a fire barrier shall be protected to limit the spread of fire and restrict the movement of smoke from one side of the fire barrier to the other.
- 8. **Picture 17 shows the steps in the rear hall the lead to the rear door, the step needs to be repaired so nobody falls and gets injured if and when it breaks. (NFPA 101, Ch.31) (This has been cited in previous inspections September 16, 2010, July 26, 2012 and must be corrected)**
  - o 31.2.2.3 Stairs.
  - o 31.2.2.3.1 Stairs complying with 7.2.2 shall be permitted.
  - o 7.2.2.3.3.1 Stair treads and landings shall be solid, without perforations.

9. **Picture 18 & 26 shows a smoke detector that is not fastened flush to the base. Also most of the detectors are looking to be getting on in age. Smoke detectors have an average life span of only ten years. Manufacturers recommend replacement at between 7 and ten year. (NFPA 101, Ch. 31)**

- 31.3.4.5 Smoke Alarms.
- 31.3.4.5.1\* In buildings other than those equipped throughout 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.
- 10.4 Maintenance, Inspection, and Testing
- 10.4.1 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this *Code*, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ.
- 10.4.5 Maintenance, inspection, and testing shall be performed under the supervision of a responsible person who shall ensure that testing, inspection, and maintenance are made at specified intervals in accordance with applicable NFPA standards or as directed by the AHJ.

10. **Picture 19, 20, 21 & 31 shows the interior of the boiler-room of the rear building that requires tape and mudding or is broken and requires repair or replacement to be considered finished, and there is sheet rock in other places between the two buildings which requires attention. (NFPA 101, Ch.31; NFPA 1, Ch.12) (This has been cited in previous inspections September 16, 2010, July 26, 2012 and must be corrected)**

- 31.2.2.4 Smoke proof Enclosures. Smoke proof enclosures complying with 7.2.3 shall be permitted.
- 7.2.3 Smoke proof Enclosures.
- 7.2.3.3 Enclosure. A smoke proof enclosure shall be enclosed from the highest point to the lowest point by barriers having 2-hour fire resistance ratings.
- 12.3.2.1 Required fire-resistive construction, including fire barriers, fire walls, exterior walls due to location on property, fire-resistive requirements based on type of construction, draft-stop partitions, and roof coverings, shall be maintained and shall be properly repaired, restored, or replaced where damaged, altered, breached, penetrated, removed, or improperly installed.

- 12.3.2.2 Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

11. **Picture 22 shows wires that are outside of proper junction boxes with wire nuts. These need to be placed into junction boxes. (NFPA 101, Ch.31)**

- 31.5 Building Services
- 31.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.
- 9.1.2 Electrical Systems. Electrical wiring and equipment shall be in accordance with NFPA 70, *National Electrical Code*.

12. **Picture 24 is a picture of the outlet in the mechanical room. This outlet is broken and needs to be replaced. (NFPA 101, Ch.31)**

- 31.3.3.1 General. Interior finish shall be in accordance with Section 10.2.
- 31.5 Building Services.
- 31.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1

13. **Picture 27-2 shows several fire extinguishers just placed in the boiler room on the floor. (NFPA 1, Ch.13)**

- 13.6 Portable Fire Extinguishers.
- 13.6.1 General Requirements. The selection, installation, distribution, inspection, maintenance, and testing of portable fire extinguishers shall be in accordance with NFPA 10 and Section 13.6.
- 13.6.1.1 Portable fire extinguishers are intended as a first line of defense to cope with fires of limited size.
- 13.6.8.1.2 Extinguisher Readiness. Portable fire extinguishers shall be maintained in a fully charged and operable condition and shall be kept in their designated places at all times when they are not being used.
- 13.6.8.1.3 Placement.
- 13.6.8.1.3.1 Fire extinguishers shall be conspicuously located where they are readily accessible and immediately available in the event of fire.
- 13.6.8.1.3.4\* Portable fire extinguishers other than wheeled extinguishers shall be installed using any of the following means:
  - (1) Securely on a hanger intended for the extinguisher
  - (2) In the bracket supplied by the extinguisher manufacturer
  - (3) In a listed bracket approved for such purpose
  - (4) In cabinets or wall recesses

14. **Picture 32 shows a Kerosene heater to warm the basement area, while these are considered safe we question the safety of operating this device in this area give the high volume of fire loading. (NFPA 1, Ch.10)**

- 10.16.4 Combustible material shall not be stored beneath a building or structure unless specifically constructed or protected for this purpose.
- 15. **Photo 38 & 52 shows the storage of gasoline powered Snow blower and a motorcycle inside the building, this is prohibited by code. (NFPA 1, Ch.10)**
  - 10.19.7 Fueled Equipment. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment, and portable cooking equipment, shall not be stored, operated, or repaired within a building
- 16. **Photo's 43, 44, 46, 47, 48 & 49 (These photos taken just as documentation)**
- 17. **Photo 45 shows the electrical panel in the basement of the front building; none of these panels are labeled. (NFPA 1, Ch.11) (This has been cited in previous inspections September 16, 2010 and must be corrected)**
  - 11.1.3 Permanent wiring shall be installed and maintained in accordance with NFPA 70.
- 18. **Photo's 53, 54, & 55 all show open out-let boxes or fixture placements without proper covering for the wiring. (NFAP 101, Ch.31)**
  - 31.5 Building Services
  - 31.5.1 Utilities. Utilities shall comply with the provisions of Section 9.1.
  - 9.1.2 Electrical Systems. Electrical wiring and equipment shall be in accordance with NFPA 70, *National Electrical Code*
- 19. **No picture accompanies this violation we asked numerous residents in both buildings and were invited into many apartments and found no carbon monoxide detectors in any apartment. This is a violation of State of Maine Law. (An Act to Protect Maine Residents from Home Fires and Carbon Monoxide)**

This inspection cannot, and does not identify every possible hazard or deficiency within your buildings. It is intended to assist you with identifying safety issues and in complying with codes & standards.

Respectfully Submitted



Russell Bearor  
Fire Inspector

CC: Fire Chief  
Deputy Fire Chief  
Map & Lot File 86/01