Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, if Any, Attached

Permit Number: 100404

PERMIT ISSUED

This is to certify that HOPE 1 LLC /RP Morrison Builders Inc

has permission to interior fit-up of an existing tenant space for "Xpress Copy"

MAY 11 2010

AT 100 FORE ST CBL: 019 A010001

City of Portland

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gautreau

Health Dept.

Appeal Board

Other

Department Name

Director - Building & Inspection Services 5/11/10

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Issue Date:	CBL:
10-0404		019 A010001

Location of Construction:	Owner Name:	Owner Address:	Phone:
100 FORE ST	HOPE 1 LLC	25 SOUTH SERVICE RD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	RP Morrison Builders Inc	270 Roosevelt Trail Windham	2078929418
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Commercial	B-6

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commerical Mercantile	Commerical Mercantile - interior fit-up of an existing tenant space for "Xpress Copy" Non load bearing partitions, restrooms, minor electric, alarm & sprinkler	$490.00	$46,500.00	1

FIRE DEPT: ☑ Approved ☐ Denied
* See Conditions
Signature: KG

INSPECTION:
Use Group: M Type: 2B
IBC-2003
Signature: JMB 5/11/10

Proposed Project Description:
interior fit-up of an existing tenant space for "Xpress Copy"

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
Idobson	04/22/2010

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

MAY 11 2010

City of Portland

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: ok with conditions 4/22/10	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

__X__ Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

__X__ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a $75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
10-0404	04/22/2010	019 A010001

Location of Construction:	Owner Name:	Owner Address:	Phone:
100 FORE ST	HOPE 1 LLC	25 SOUTH SERVICE RD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	RP Morrison Builders Inc	270 Roosevelt Trail Windham	(207) 892-9418
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Commerical Mercantile - interior fit-up of an existing tenant space for "Xpress Copy" Non load bearing partitions, restrooms, minor electric, alarm & sprinkler	interior fit-up of an existing tenant space for "Xpress Copy"

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/22/2010

Note: **Ok to Issue:** ☑

1) Separate permits shall be required for any new signage.
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/11/2010

Note: **Ok to Issue:** ☑

1) All penetratios through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 04/28/2010

Note: **Ok to Issue:** ☑

1) Fire Alarm system shall be maintained.
   If system is to be off line over 4 hours a fire watch shall be in place.
   Dispatch notification required 874-8576.
2) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
3) Walls in structure are to be labeled according to fire resistance rating.
   IE; 1 hr. / 2 hr. / smokeproof.
4) Fire extinguishers required. Installation per NFPA 10
5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
   Compliance letters are required.
7) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
8) All construction shall comply with NFPA 1 and 101.

Comments:

Location of Construction:	Owner Name:	Owner Address:	Phone:
100 FORE ST	HOPE 1 LLC	25 SOUTH SERVICE RD	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	RP Morrison Builders Inc	270 Roosevelt Trail Windham	(207) 892-9418
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

5/11/2010-jmb: Spoke with Mike H. To verify the type 2B construction and wood framed partition walls. These plans had been revised to show steel studs, he emailed the plan and also verified the door into Fetch is 1 hour rated. Ok to issue

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 100 FORE STREET ; PORTLAND MAINE		
Total Square Footage of Proposed Structure/Area: 6,296 SF INTERIOR FIT-UP	Square Footage of Lot: (2.97AC) N/A	Number of Stories: 1
Tax Assessor's Chart, Block & Lot Chart# 019 Block# A010001 Lot# 10 19 A 10	Applicant *must be owner, Lessee or Buyer* Name: PHILIP RHINELANDER Address: XPRESS COPY 144 FORE STREET City, State & Zip: PORTLAND, ME 04101	Telephone: 207.775.2444 207.775.2441 (F) 207.210.1350 (C)
Lessee/DBA (If Applicable) XPRESS COPY 144 FORE STREET PORTLAND, ME 04101	Owner (if different from Applicant) Name: HOPE 1 LLC Address: 25 SOUTH SERVICE RD SUITE 300 City, State & Zip: JERICO, NY 11753	Cost Of Work: $ 46,500.00 C of O Fee: $ Total Fee: $ 490

Current legal use (i.e. single family): MERCANTILE Number of Residential Units: N/A
If vacant, what was the previous use? MERCANTILE
Proposed Specific use: XPRESS COPY - MERCANTILE - CLASS B
Is property part of a subdivision? NO If yes, please name N/A
Project description:
INTERIOR FIT-UP OF AN EXISTING TENANT SPACE FOR XPRESS COPY.
NON LOAD-BEARING PARTITIONS; RESTROOMS; MINOR MECHANICAL; ALARM & SPRINKLER

Contractor's name: R. P. MORRISON BUILDERS INC.
Address: 270 ROOSEVELT TRAIL
City, State & Zip: WINDHAM, ME 04062 Telephone: 207.892.9418
Who should we contact when the permit is ready: PAULA MORRISON Telephone: 207.892.9418
Mailing address: (SEE ABOVE)

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

PERMIT ISSUED

Signature: Michael F. Hay, Architect Date: April 20, 2010

APR 20 2010 APR 22 2010

This is not a permit; you may not commence ANY work until the permit is issue

City of Portland

Revised 9-26-08

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8480

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL	019 A010001
Land Use Type	OFFICE & BUSINESS SERVICE
Property Location	100 FORE ST
Owner Information	HOPE 1 LLC 25 SOUTH SERVICE RO JERICHO NY 11753
Book and Page	22261/050
Legal Description	19-A-10 FORE ST 84-140
	129280 SF
Acres	2.968

Current Assessed Valuation:

TAX ACCT NO.	3002	**OWNER OF RECORD AS OF APRIL 2009** HOPE 1 LLC
LAND VALUE	$1,576,100.00	25 SOUTH SERVICE RO JERICHO NY 11753
BUILDING VALUE	$564,100.00	
NET TAXABLE - REAL ESTATE	$2,140,200.00	
TAX AMOUNT	$37,967.16	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built	1972
Style/Structure Type	OFFICE WAREHOUSE
# Units	1
Building Num/Name	1 - HAMILTON MARINE / GG DIRECT
Square Feet	32640

View Sketch View Map View Picture

Exterior/Interior Information:

Card 1

Levels	01/01
Size	17640
Use	MULTI-USE OFFICE
Height	22
Walls	METAL-LIGHT
Heating	HOT AIR
A/C	CENTRAL

Card 1

Levels	M1/M1
Size	4200
Use	MULTI-USE OFFICE
Height	11
Walls	ENCLOSURE
Heating	HOT AIR
A/C	CENTRAL

Card 1

Levels	01/01
Size	6800
Use	MULTI-USE SALES
Height	22
Walls	METAL-LIGHT
Heating	HOT AIR
A/C	CENTRAL

Card 1

Levels	01/01
Size	4000
Use	WAREHOUSE
Height	22

Walls	METAL-LIGHT
Heating	UNIT HEAT
A/C	NONE

Other Features:

	Card 1
Structure	SPRINKLER - WET
Size	32640X1

	Card 1
Structure	OVERHEAD DOOR - WD/MT
Size	8X8

	Card 1
Structure	DOCK LEVELERS
Size	0X0

	Card 1
Structure	COOLER CHILLER
Size	9X14

	Card 1
Structure	COOLER CHILLER
Size	20X48

Outbuildings/Yard Improvements:

	Card 1
Year Built	1960
Structure	ASPHALT PARKING
Size	60000
Units	1
Grade	C
Condition	3

Sales Information:

Sale Date	Type	Price	Book/Page
1/25/2005	LAND + BUILDING	$2,750,000.00	22261/50

Certificate of Design Application

'rom Designer: MICHAEL F. HAYES; GRANT HAYES ASSOCIATES

)ate: APRIL 20, 2010

ɔb Name: INTERIOR FIT-UP FOR XPRESS COPY

.ddress of Construction: 100 FORE STREET; PORTLAND

2003 International Building Code

Construction project was designed to the building code criteria listed below:

uilding Code & Year 2003 IBC Use Group Classification (s) MERCANTILE - CLASS B

ype of Construction IIB

there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES

the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED

eotechnical/Soils report required? (See Section 1802.2) NO

ructural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

esign Loads on Construction Documents (1603)

iiformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
N/A	

ind loads (1603.1.4, 1609)

____ Design option utilized (1609.1.1, 1609.6)

____ Basic wind speed (1809.3)

N/A Building category and wind importance Factor, I_w table 1604.5, 1609.5)

____ Wind exposure category (1609.4)

____ Internal pressure coefficient (ASCE 7)

____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

____ Main force wind pressures (7603.1.1, 1609.6.2.1)

rth design data (1603.1.5, 1614-1623)

____ Design option utilized (1614.1)

N/A Seismic use group ("Category")

____ Spectral response coefficients, SDs & SD1 (1615.1)

____ Site class (1615.1.5)

____ Live load reduction

____ Roof *live* loads (1603.1.2, 1607.11)

____ Roof snow loads (1603.7.3, 1608)

____ Ground snow load, P_g (1608.2)

____ If P_g > 10 psf, flat-roof snow load P_f

____ If P_g > 10 psf, snow exposure factor, C_e

N/A If P_g > 10 psf, snow load importance factor, I_s

____ Roof thermal factor, C_t (1608.4)

____ Sloped roof snowload, P_s (1608.4)

____ Seismic design category (1616.3)

____ Basic seismic force resisting system (1617.6.2)

____ Response modification coefficient, R, and deflection amplification factor C_d (1617.6.2)

____ Analysis procedure (1616.6, 1617.5)

____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

____ Elevation of structure

Other loads

____ Concentrated loads (1607.4)

N/A Partition loads (1607.5)

____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Certificate of Design

Date: APRIL 20, 2010

From: MICHAEL F. HAYS ; GRANT HAYS ASSOCIATES

These plans and / or specifications covering construction work on:

INTERIOR TENANT FIT-UP FOR XPRESS COPY.
NON-LOAD BEARING PARTITIONS; DOORS; RESTROOMS;
PAINTING; MINOR ELECTRICAL; LIGHTING; ALARM & MINOR
SPRINKLER MODIFICATION.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

LICENSED ARCHITECT
MICHAEL F. HAYS
(SEAL)
NO. 1724
STATE OF MAINE

Signature: Michael F. Hays

Title: PRINCIPAL

Firm: GRANT HAYS ASSOCIATES

Address: P.O. BOX 6179
FALMOUTH, MAINE 04105

Phone: 207.871.5900

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Revised 9-26-08

Accessibility Building Code Certificate

Designer: MICHAEL F. HAYS; GRANT HAYS ASSOCIATES

Address of Project: 100 FORE STREET; PORTLAND

Nature of Project: INTERIOR TENANT FIT-UP FOR XPRESS COPY. NON LOAD-BEARING PARTITIONS, PAINT; MINOR ELECTRICAL; RESTROOMS; MINOR AUDIO & SPRINKLER MODIFICATIONS

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

LICENSED ARCHITECT (SEAL) MICHAEL F. HAYS NO. 1724 STATE OF MAINE

Signature: Michael F. Hays

Title: PRINCIPAL

Firm: GRANT HAYS ASSOCIATES

Address: P.O. BOX 6179
FALMOUTH, MAINE 04105

Phone: 207. 871. 5900

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Revised 9-26-08

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

CODE ANALYSIS

XPRESS COPY INC
100 FORE STREET - PORTLAND, MAINE

NFPA 101 Life Safety Code - 2006 Edition

Building Classification:	Mercantile Class B (6,296 sf)	
Hazard Classification:	Ordinary Hazard; Sprinkled	
Construction Type:	Type II (000)	
Occupant Loads:	Sales Area @ 30sf/occupant:	24 Occupants
	Office Area @ 100 sf/occupant:	4 Occupants
	Staff Area @ 300 sf/occupant:	18 Occupants
	Total Occupant Load:	46 Occupants
Separation of Use Rating:	1 hour	
Janitor, Mech, Stor Rating:	1 hour	
Stair Rating:	2 hours (NA)	
Elevator Shafts:	2 hours (NA)	
Area of Refuge:	1 hour rated (30" x 48"), none if fully sprinkled. (NA)	
Minimum Stair width:	44" clear/36" if under 50 occupants	
Maximum Riser height:	7"	
Minimum Tread width:	11"	
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas	
Maximum ht between landings:	12'-0"	
Guardrail/Handrail height:	42"/34"	
Handrail top extension:	12" horz.	
Handrail bottom extension:	11" angled + 12" horz.	
Handrail diameter:	1-1/4" O.D.	
Maximum balluster open space:	less than 4"	

Building Uses	**New Merch (Ch 36) 6,296 SF**
Max. Allowable Travel Distance:	150' (250')
Max. Allowable Common Path:	75' (100')
Max. Dead End Corridor Length:	20' (50')
Minimum Egress Corridor Width:	44" / 36" if under 50 occupants
Minimum Number of Required Exits	2
Minimum Horz Egress Enclosure rating:	1 hr (none if sprinkled)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Device (Panic) Hardware	Required

P. O. BOX 6179, FALMOUTH, MAINE 04105 ♦ (207) 871-5900, FAX (207) 871-9308, mhays@earthlink.net

2003 INTERNATIONAL BUILDING CODE

Use Group Classification:	Mercantile – Use Group M; 6,296 SF
Occupant Loads:	46 Occupants
Area Use Separation Ratings:	2 hours (1 hour if sprinkled)
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations	
Construction Type:	2B
Maximum Height:	4 Stories
Maximum Area:	12,500 sf
Sprinkled Height/Area Modifications:	Add 1 Story/ increase allowable area by 200%
Maximum Exit Travel Distance:	200' (250")

Fire Resistance Ratings	Type 2B
Exterior Load Bearing Walls:	None
Exterior Non-Load Bearing Walls:	None
Structural Frame:	None
Roof/Floor Construction:	None
Fire Enclosure of Exits:	2 hours (1 hour)
Fire Separation Party Walls:	2 hours (1 hour)
Stairs & Elevator Hoistways:	2 hours (NA)
Mixed Use Separations:	2 hours (1 hour)
Shafts & Other Assemblies:	1 hour
Exit Corridors:	1 hour (none if sprinkled)
Minimum Number of Exits:	2; 1 per exception 1015.1
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75'
Minimum Corridor Width:	44"
Stair/Ramp Criteria:	Same as NFPA 101
Guardrails/Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"

Fire Protection Features:	
Fire Alarm System:	Required
Fire Sprinkler System:	Required (multiple use classifications)
Area of Refuge:	Not Required
Exit Signs/Lighting:	Required
Emergency Egress Lighting:	Required
Portable Fire Extinguishers:	Required

Building Live Loads	
Mercantile:	100 psf

End of Analysis

P. O. BOX 6179, FALMOUTH, MAINE 04105 ♦ (207) 871-5900, FAX (207) 871-9308, mhays@earthlink.net

Application for Construction Permit

Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, Maine 04333-0052
Tel: 207-626-3880
Fax: 207-287-6251

Project Information

Building Name: 100 FORE STREET
Project Name: XPRESS COPY TENANT FIT-UP
Street Location: 100 FORE STREET Town Location: PORTLAND
County: CUMBERLAND

New Building: ☐ Renovation: ☒ Addition: ☐ Occupancy Change: ☐

Date of Construction Start-up: MAY 1, 2010
Number of Stories: 1
Square Footage: 6,296
Estimated Project Cost: $46,500.-
Construction Permit Fee: $75.00

Sprinkler System: ☒ Yes ☐ No Sprinkler Supervised: ☒ Yes ☐ No
Fire Alarm: ☒ Yes ☐ No

Occupancy Classification

Apartments	☐	Nursing Home	☐	Educational	☐
Hotel / Motel	☐	Industrial	☐	Daycare	☐
Rooming & Lodging	☐	Residential Care Large	☐	Detention	☐
Assisted Living	☐	Residential Care Small	☐	Business	☐
Hospital	☐	Assembly Class ≥1000 ☐ ≥300≤1000 ☐ ≤300 ☐		Other	
Ambulatory Care	☐	Mercantile A ☐ B ☒ C ☐			

Construction Type

Fire Resistive: Type I (443), (332)	☐	Unprotected Ordinary: Type III (200)	☐
Protected Non-Combustible: Type II (222), (111)	☐	Heavy Timber: Type IV (2HH)	☐
Unprotected Non-Combustible: Type II (000)	☒	Protected Wood Frame: Type V (111)	☐
Protected Ordinary: Type III (211)	☐	Unprotected Wood Frame: Type V (000)	☐

Addresses

Owner's Name: PHILIP RAINE LAWRER Telephone: 207.775.2444 Fax: 207.775.2481
Mailing Address: 144 FORE STREET
Town: PORTLAND State: MAINE Zip Code: 04101

Design Professional: MICHAEL F. HAYS Telephone: 207.871.5900 Fax: 207.871.9308
Maine Registration Number: ARC #1724 E-mail: mhays@earthlink.net
Mailing Address: P.O. BOX 6179 c/o GRANT HAYS ASSOCIATES
Town: FALMOUTH State: MAINE Zip Code: 04105

Signature of Applicant: Michael F. Hays

PERMIT ISSUED

Preliminary Approval: ☐ Date: Approved By:
Construction Permit: ☐ Date: Approved By: APR 22 2010
Approval Letter: ☐ Date: Approved By:
When a permit is not required

City of Portland

(4-30-08)

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT#

Application
for
Barrier-Free Permit

State Fire Marshal's Office
52 State House Station
Augusta, Maine 04333-0052

Tel: 207-626-3870
Fax: 207-287-6251

SHADED AREAS ARE FOR OFFICE USE ONLY (8-25-04)

Project Name: XPRESS COPY TENANT FIT-UP
Street Location: 100 FORE ST. Town Location: PORTLAND
County: CUMBERLAND State: MAINE Zip Code: 0419

New Building: ☐ Renovation: ☒ Change of Use: ☐

Project Cost: $46,500.- Fee (fee schedule is on back): $25.-

Design Professional's Name: MICHAEL F. HAYS
Mailing Address: GRANT HAYS ASSOCIATES P.O. BOX 6179
Town: FALMOUTH State: MAINE Zip Code: 04105
Maine Registration Number: ARC # 1724
Design Professional's Signature: Michael F. Hays Date:

Approved for Permit: ☐ Date: Plan Reviewer:
Comments:

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #

STATE OF MAINE
Department of Public Safety
Bureau of Building Codes and
Standards
State House Station
Augusta, ME 04333-0052

JOHN ELIAS BALDACCI
GOVERNOR

ANNE H. JORDAN
COMMISSIONER

Project Information

Project Name: XPRESS COPY TENANT FIT-UP

Street Location: 100 FORE ST. Town: PORTLAND

Square Footage: 6,246 SF Building Code Surcharge: $ 251.84

Sec. 13. 25 MRSA §2450-A is enacted to read:

§ 2450-A. **Surcharge on plan review fee for Uniform Building Codes and Standards Fund**

In addition to the fees established in section 2450, a surcharge of 4¢ per square foot of occupied space must be levied on the existing fee schedule for new construction, reconstruction, repairs, renovations or new use for the sole purpose of funding the activities of the Technical Building Codes and Standards Board with respect to the Maine Uniform Building and Energy Code, established pursuant to the Title 10, chapter 1103, the activities of the Bureau of Building Codes and Standards under chapter 314 and the activities of the Executive Department, State Planning Office under Title 30-A, section 4451, subsection 3-A, except that the fee for review of a plan for the renovation of a public school, including the fee established under section 2450, may not exceed $450. Revenue collected from this surcharge must be deposited into the Uniform Building Codes and Standards Fund established by section 2374.

Date Fee Received: _____

Check # : _____

PERMIT ISSUED
APR 22 200
City of Portland

Jeanie Bourke - Xpress Copy Metal Stud Update

From: "Michael Hays" <mhays@earthlink.net>
To: "Jeannie Borque - PCEO" <jmb@portlandmaine.gov>
Date: 5/11/2010 3:05 PM
Subject: Xpress Copy Metal Stud Update
Attachments: XPress Plan Set.pdf

Jeannie,

Attached are the updated pdf's showing metal stud framed partitions in lieu of the wood stud version you currently have.

Thanks for your help!

Mike

Michael Hays
Grant Hays Associates
P.O. Box 6179
Falmouth, Maine 04105
207.871.5900 v
207.871.9308 f
mhays@earthlink.net
EarthLink Revolves Around You.

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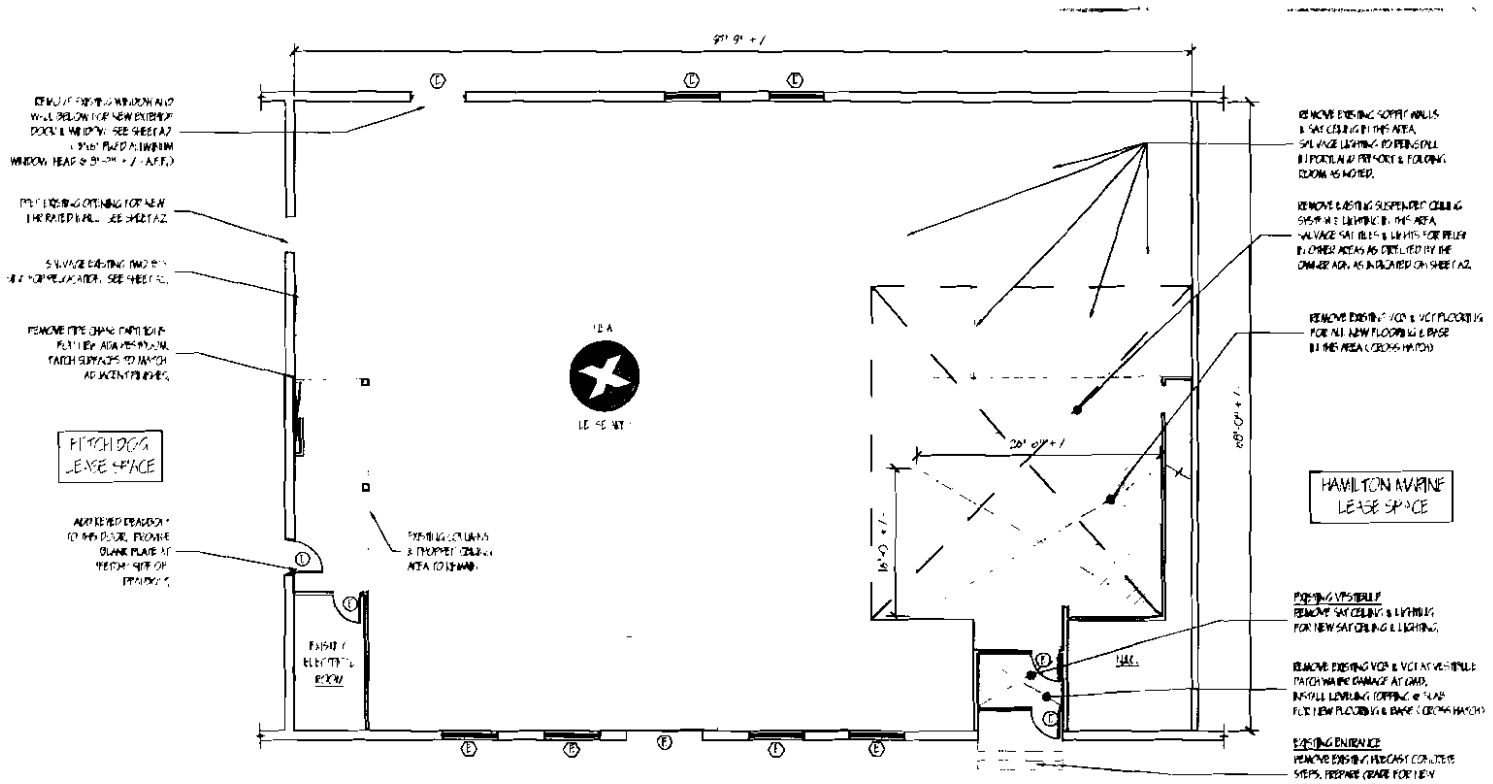
City of Portland Maine



DEMOLITION PLAN
SCALE 1/8" = 1'-0"

DEMOLITION NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND OSHA.
2. CONDUCT DEMOLITION TO MINIMIZE DUST, NOISE AND INTERFERENCE WITH EXISTING UTILITIES.
3. PROTECT AND MAINTAIN IN WORKING ORDER EXISTING FIRE PROTECTION SYSTEM IN WORK AREAS. PROTECT ADJACENT SURFACES TO REMAIN FROM DAMAGE FOR THE DURATION OF THE WORK.
4. PERFORM DEMOLITION WORK IN ORDERLY MANNER. REMOVE DEMOLISHED MATERIAL FROM THE SITE ONLY. LEAVE WORK AREAS IN A CLEAN, CLEAR, SAFE CONDITION AT THE END OF EACH WORK DAY.
5. DISPOSE OF DEBRIS IN A LEGAL MANNER. BURNING IS NOT ALLOWED.
6. REMOVE DOORS, FRAMES, AND VANES AS INDICATED ON THE DRAWINGS.
7. PROTECT EXISTING FINISHES AT ALL TIMES DURING INSTALLATION OF NEW WORK. REPAIR ALL DAMAGED, DISTURBED, MARRED, AND MARKED SURFACES TO MATCH ADJACENT FINISHES, COLOR, PATTERN, TEXTURE AND QUALITY.
8. PROVIDE 48 HOUR NOTICE TO OWNER PRIOR TO INTERRUPTION OF ANY UTILITIES. OWNER WILL PARTIAL OCCUPY THE BUILDING DURING THE CONSTRUCTION PHASE.

SYMBOL	DESCRIPTION
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	FIRE RATED WALL
	FIRE RATED EMERGENCY EXIT
	FIRE EXTINGUISHER
	FIRE ALARM PULL STATION
	SMOKE DETECTOR
	HORN/STROBE UNIT
	CO DETECTOR
	EMERGENCY LIGHT
	EXIT SIGN
	INTERIOR DOOR

NFPA NOTES

1. MODIFY EXISTING NFPA 13 SYSTEM TO REMAIN IN COMPLIANCE WITH NFPA 13 FOR COMPLIANCE PER APPROVAL OF THE MAINE STATE FIRE MARSHALL'S OFFICE.
2. MODIFY, REPLACE EXISTING FIRE ALARM COMPONENTS FOR COMPLIANCE WITH NFPA 13 & NFPA 101 LIFE SAFETY CODE AS REQUIRED AND INDICATED.

CODE ANALYSIS

NFPA 101 Life Safety Code - 2006 Edition

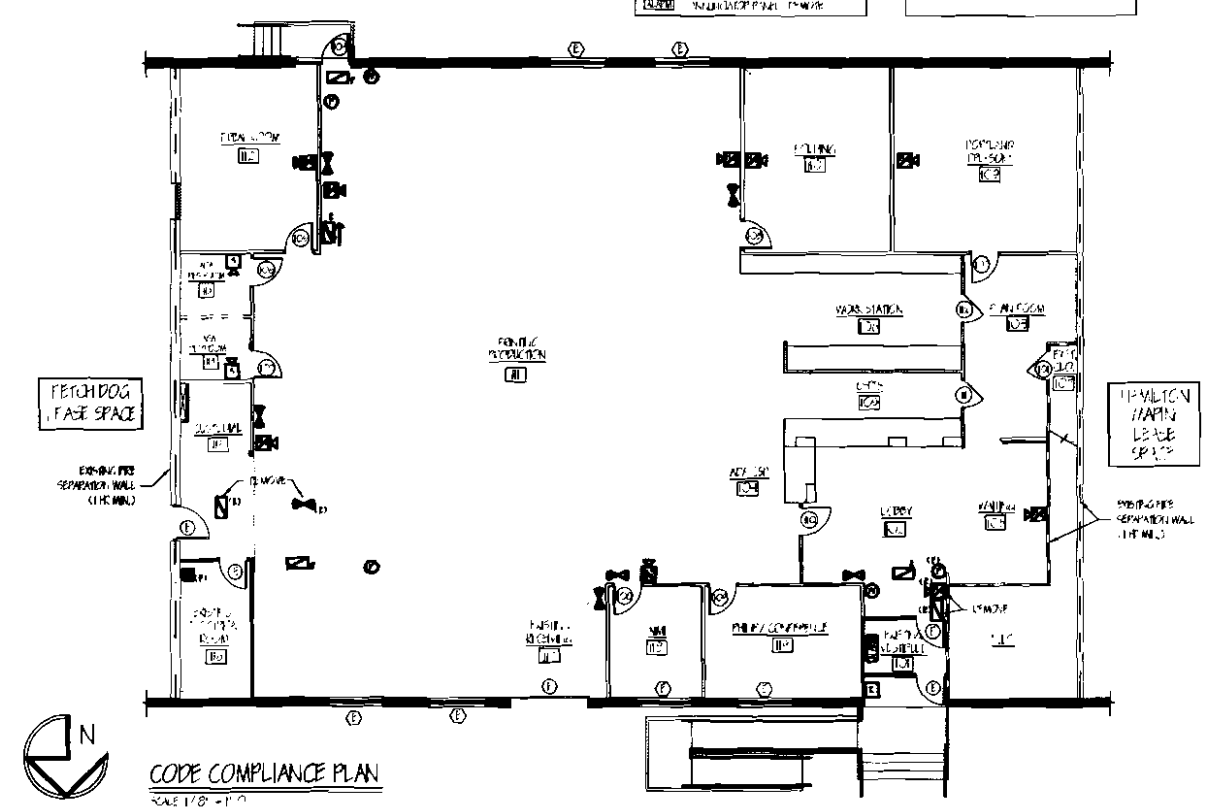
Building Classification:	Mercantile Class B (6,296 sf)	
Hazard Classification:	Ordinary Hazard; Sprinkled	
Construction Type:	Type II (000)	
Occupant Loads:	Sales Area @ 30sf/occupant:	24 Occupants
	Office Area @ 100 sf/occupant:	4 Occupants
	Staff Area @ 300 sf/occupant:	18 Occupants
	Total Occupant Load:	45 Occupants
Separation of Use Rating:	1 hour	
Janitor, Mech, Stor Rating:	1 hour	
Stair Rating:	2 hours (0 hr)	
Elevator Shafts:	2 hours (0 hr)	
Area of Refuge:	1 hour rated (50" x 48"), none if fully sprinkled. (0 hr)	
Minimum Stair width:	44" clear/36" if under 50 occupants	
Maximum Riser height:	7"	
Minimum Tread width:	11"	
Maximum Handrail ht:	6'-8" at stairs; 7'-8" at occupied roof	
Minimum ht between landings:	12'-0"	
Guardrail/Handrail height:	42"/34"	
Handrail top extension:	12" horz.	
Handrail bottom extension:	11" angled + 12" horz	
Handrail diameter:	1-1/4" O.D.	
Minimum bottom of open risers:	less than 4"	

Building Uses	New Branch (Ch 36) 6,296 SF
Max Allowable Travel Distance:	150' (250')
Max. Allowable Common Path:	75' (100')
Max. Dead End Corridor Length:	20' (50')
Minimum Egress Corridor Width:	44" / 36" if under 50 occupants
Minimum Number of Required Exits:	2
Minimum Hour Egress Enclosure rating:	1 hr (none if sprinkled)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguisher:	Required
Exit Device (Panic) Hardware:	Required

2006 INTERNATIONAL BUILDING CODE

Use Group Classification:	Mercantile – Use Group M; 6,296 SF
Occupant Loads:	45 Occupants
Area Use Separation Rating:	2 hours (1 hour if sprinkled)
Janitor, Mech & Storage Rooms	1 hour
Building Limitations	
Construction Type:	2B
Maximum Height:	4 Stories
Maximum Area:	12,500 sf
Sprinkled Height/Area Modification:	Add 1 Story/ maximum allowable area by 200%
Minimum Exit Travel Distance:	200' (250')
Fire Resistance Ratings	Type 2B
Exterior Load Bearing Walls:	None
Exterior Non-Load Bearing Walls:	None
Interior Frame:	None
Roof/Floor Construction:	None
Fire Enclosure of Exits:	2 hours (1 hour)
Fire Separation Party Walls:	2 hours (1 hour)
Stair & Elevator Hoisways:	2 hours (0 hr)
Mixed Use Separation:	2 hours (1 hour)
Shaft & Other Assemblies:	1 hour
Exit Corridors:	1 hour (none if sprinkled)
Minimum Number of Exits:	2, 1 per exception 1015.1
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75'
Minimum Corridor Width:	44"
Stair/Ramp Criteria:	Same as NFPA 101
Guardrail/Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Protection Features	
Fire Alarm System:	Required
Fire Sprinkler System:	Required (as which use classification)
Area of Refuge:	Not Required
Exit Signs /Lighting:	Required
Emergency Egress Lighting:	Required
Portable Fire Extinguisher:	Required
Building Live Loads	
Mercantile	100 psf

End of Analysis



CODE COMPLIANCE PLAN
SCALE 1/8" = 1'-0"

GRANT HAYS ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 1179 FALMOUTH, MAINE 04105

TENANT FIT-UP FOR
100 FORE ST
PORTLAND, MAINE

DEMOLITION & CODE COMPLIANCE PLANS

SCALE 1/8" = 1'-0"
DATE 26 APR 10
DRAWN BY AFH
JOB NO 100-102
DRAWING NO A1

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City of Portland Maine

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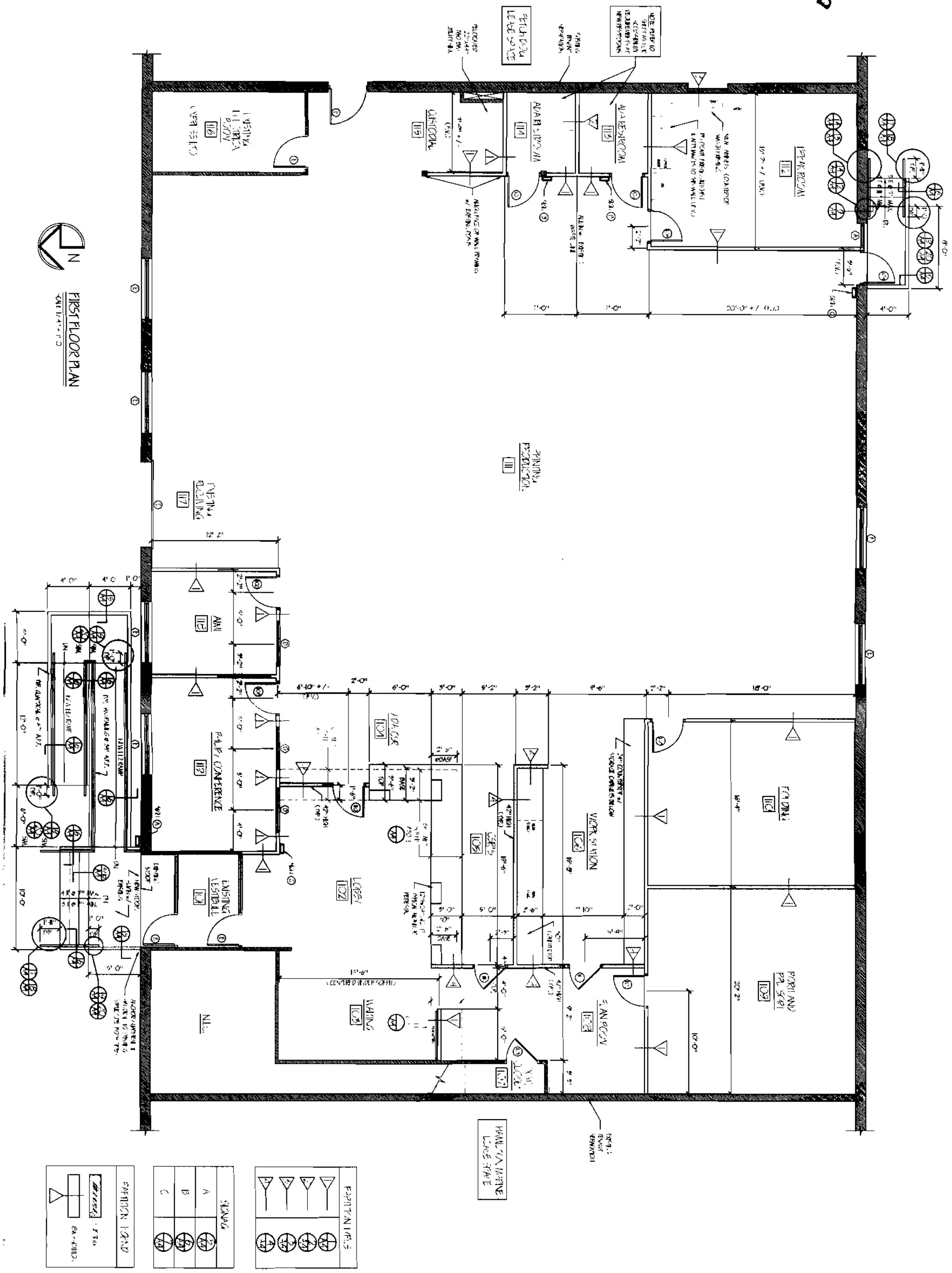
MAY 11 2010
Dept. of Building Inspections
City of Portland Maine



GRANT HAYS ASSOCIATES

A2	FLOOR PLAN	ARCHITECTURE INTERIOR DESIGN P.O. BOX 6179 FALMOUTH MAINE 04105	TENANT FIT-UP FOR 100 FORE ST PORTLAND, MAINE
DRAWING NO.	DRAWING TITLE		JOB TITLE

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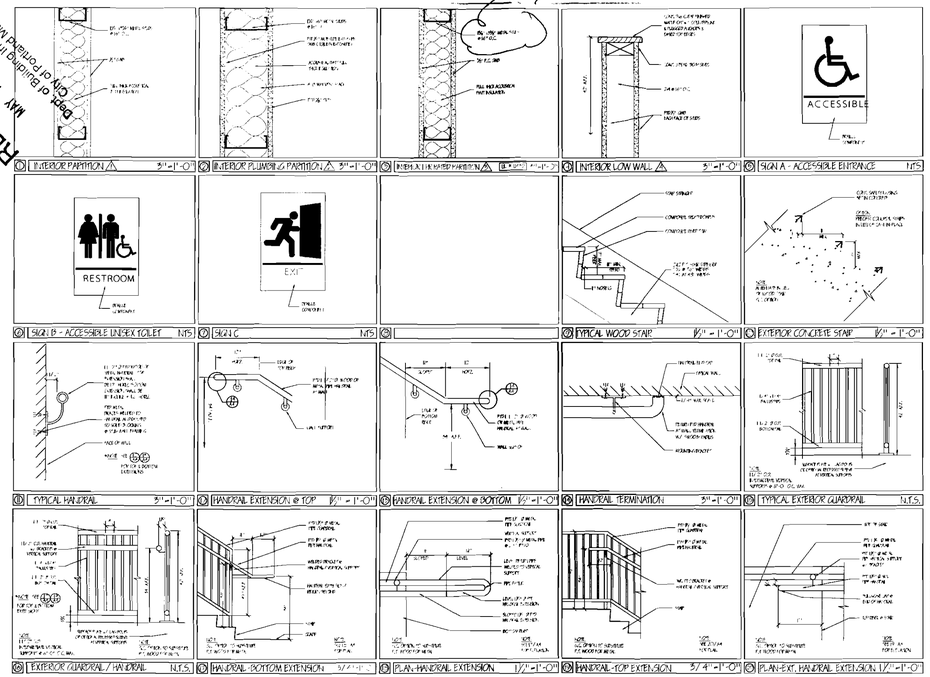
City of Portland Maine

steel Studs



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City of Portland Maine

ARCHITECTURE
INTERIOR DESIGN
TENANT FIT-UP FOR
100 FORE ST
PORTLAND, MAINE
DETAILS
A4

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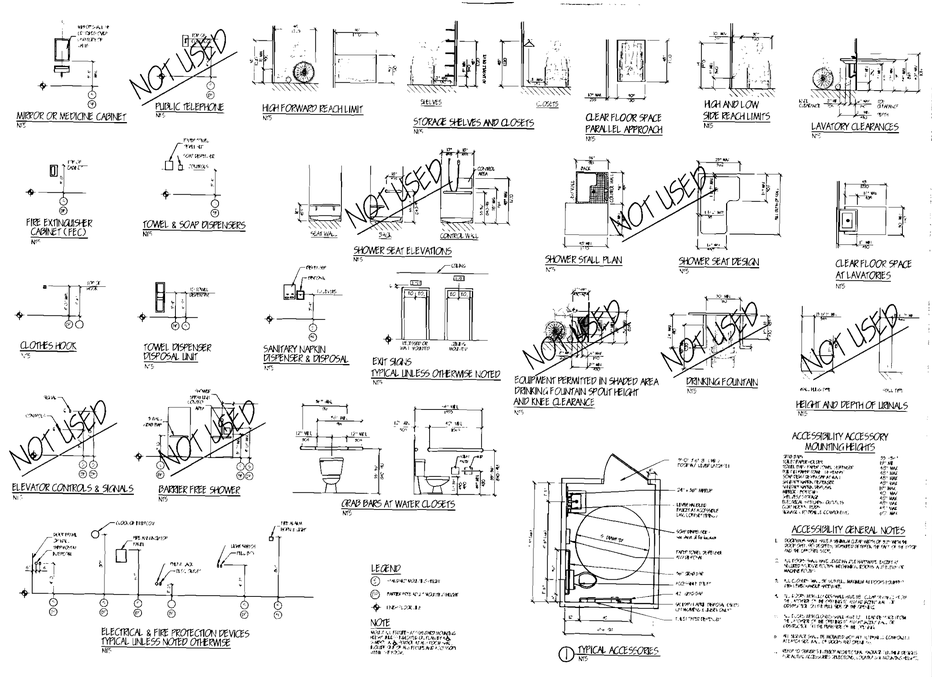
City of Portland Maine



ARCHITECTURE
INTERIOR DESIGN
TENANT FIT-UP FOR
100 FORE ST
PORTLAND, MAINE
ACCESSIBILITY DETAILS AND NOTES
A5

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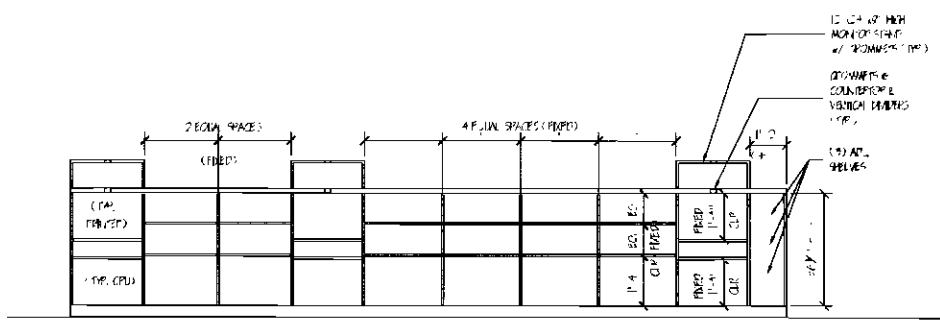
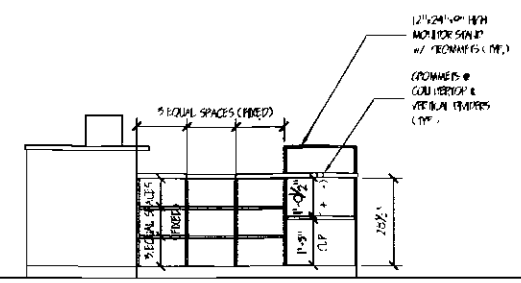
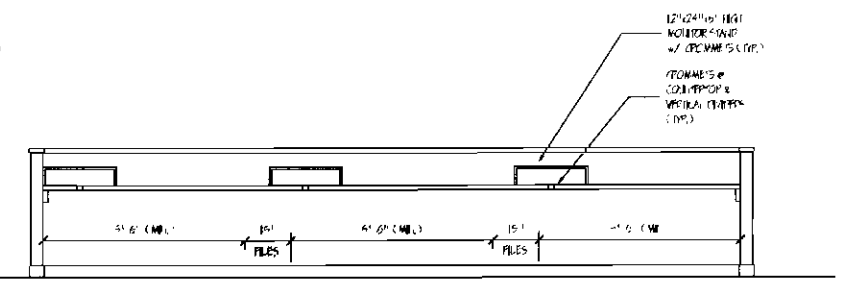
Dept. of Building Inspections
City of Portland Maine



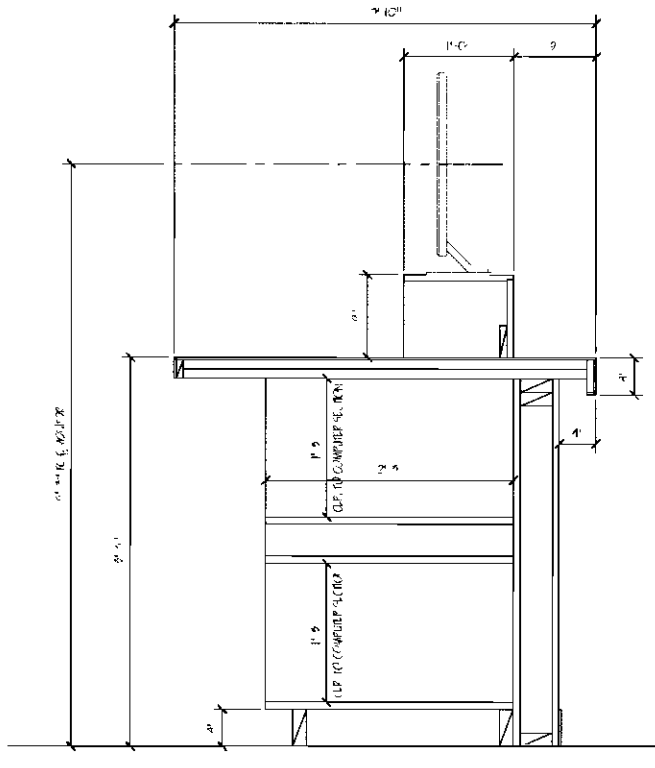
INTERIOR OF TYPICAL CSR COUNTER
SCALE 1/2" = 1'-0"



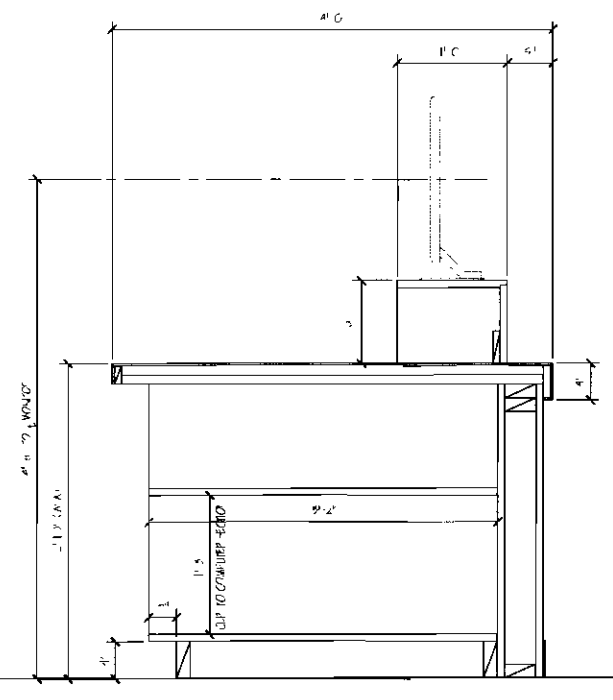
INTERIOR OF ACCESSIBLE CSR COUNTER
SCALE 1/2" = 1'-0"



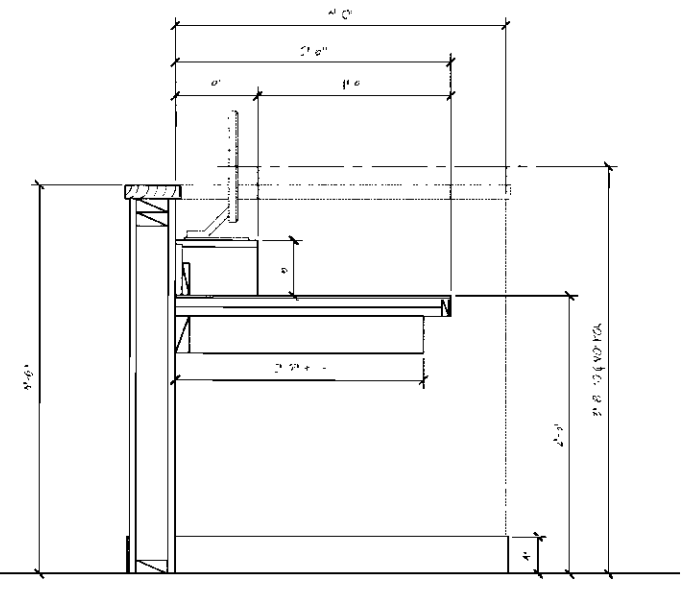
INTERIOR OF CSR WORKDESK (w/ FILE CABINETS)
SCALE 1/2" = 1'-0"



TYPICAL CSR COUNTER SECTION
SCALE 1 1/2" = 1'-0"



ACCESSIBLE CSR COUNTER SECTION
SCALE 1 1/2" = 1'-0"



WORKDESK SECTION
SCALE 1 1/2" = 1'-0"

GRANT HAYS ASSOCIATES

ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6156 FALMOUTH, MAINE 04105

TENANT FIT-UP FOR
100 FORE ST
PORTLAND, MAINE

CASEWRK DETAILS

SCALE NO SCALE
DATE 20 Apr 10
DRAWN BY NEH/mdc
JOB NO. 1004.07
DRAWING NO. A6

REVISIONS

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City of Portland Maine

Acrobat

Create PDF | Convert Multiple Reports | Preferences | Create and Attach to Email | Create and Send For Review

Create Adobe PDF | Create and Email | Review And Comment

e-mail inspector(s) | View Permit | Delete | Save | Close | Print Invoice

Date 06/01/2010 **Time** 6:00 AM

Appl. Type Building Permit

Type Certificate of Occupancy/Final

Appl ID 100404

Inspector Jon Rioux / Steve Corey / Brian LaFlamme

Total Outstanding $75.00

Census Tract 3

Electrical Inspector Required? No

Fire Inspection Required? No

Parcel Id: 019 A010001 **Address:** 100 FORE ST **District Nbr:** 1

Comments | Contact Info | Property Management | Inspection Outcome | Letters | Fees | FSE Inspection | CBL Inspections

Add Outcome

Score: **Status:** **Next Insp Due By**

Notes: 06-01-10 Final: Not Ready, company already moved in/ working prior to approval; meet with owner/ contractor on site; Capt. Gautreau was called to assist, building protection systems were in place; front steps need re-configuration; 3 ft. clearance from electrical sub-panel in paper storage room; minor finish work; will follow-up, out @ 10:42 AM, JGR.

Created By: jrioux **Mod By:**

Create Date: 06/07/2010 **Mod Date:**

Record: 1 of 1 | No Filter | Search

New Inspection

Violation This Inspection

Violations All Inspections

CreatedBy	ldobson	CreateDate	05/28/2010	ModBy	ldobson	ModDate	05/28/2010
		CreateTime	10:41 am			ModTime	10:42 am

Form View | Num Lock | Powered by Microsoft Office

PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 31246
Tender Amount: 75.00

Receipt Header:

019 A010

Cashier Id: bsaucier
Receipt Date: 6/26/2012
Receipt Number: 45360

Receipt Details:

Referance ID:	7045	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2011-01-245-IND - 100 Fore St. / Change of Use			
Additional Comments: 100 Fox; reinspect CofO			

Thank You for your Payment!

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Applicant:
Location: 100 FORE ST
CBL: 019 A010001
Invoice Date: 06/26/2012

Fee Description	Fee Charge
06/01/2010 RE-INSPECTION	$75.00
Amount Due Now:	**$75.00**

Detach and remit with payment

CBL 019 A010001
Invoice Date: 06/26/2012
Invoice No: 1060
Total Amt Due: $75.00
Payment Amount:

Bill to:

Make checks payable to the ***City of Portland,*** Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 100 FORE ST

CBL: 019- A-010-001

Issued to: HOPE 1 LLC, *

Date Issued: 6/28/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-01-245-IND, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
SEE PLAN	USE GROUP M MERCANTILE TYPE 2-B IBC 2009

Approved:
6-28-2012
(Date) *Inspector*

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.