City of Portland, Maine - Building or Use Permit Application

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

Job No:	Date Applied:	CBL:	
2012-10-5242-DEMO	**10/22/2012**	**030- A-001-001**	
Location of Construction: **6 CUSTOM HOUSE WHARF (86 COMMERCIAL ST)**	Owner Name: **CUSTOM HOUSE WHARF PROPRIETORS**	Owner Address: **18 CUSTOM HOUSE WHARF PORTLAND, ME 04101**	Phone:
Business Name: **The Fish Shack, LLC**	Contractor Name: **Sampson & Co**	Contractor Address: **36 Merrill St., Portland ME 04101**	Phone: **(207) 712-9147**
Lessee/Buyer's Name: **Harding Smith**	Phone: **207-319-4368**	Permit Type: **DEMO - Demolition Permit**	Zone: **WCZ**
Past Use: Restaurant – The Harbor's Edge	Proposed Use: Same – restaurant – internal demolition of walls & floors – **DEMO ONLY**	Cost of Work: **35000.00**	CEO District:
		Fire Dept: 11/5/12 ✓ Approved w/ conditions ___ Denied ___ N/A Signature: BJ Condon (58)	Inspection: Use Group: A-2 Type: NA MUBEC '09 Signature: AMB 11/8/12
Proposed Project Description: **Demo interior (will rebuild under new permit)**		Pedestrian Activities District (P.A.D.)	
Permit Taken By: **Brad**			

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 electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland	___ Variance	✓ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
___ Flood Zone	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	___ Approved
___ Site Plan	___ Approved	___ Approved w/Conditions
___ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: Ok w/ conditions 10/24/12 APM	Date:	Date: APM

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 appication 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BMC INC

Located At 98 COMMERCIAL ST

Job ID: 2012-10-5242-DEMO

CBL: 030- A-001-001

has permission to Demo interior walls, floors on 1st & 2nd fls, no structural work, fit up on separate permit provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

11/19/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**

1. Close-In: Electrical, Plumbing & Framining
2. Final Inspection

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

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5242-DEMO **Located At:** 98 COMMERCIAL ST **CBL:** 030- A-001-001

Conditions of Approval:

Zoning

1. Your present structure is legally nonconforming as to use as a restaurant. If the use is discontinued for a period of twelve months the use is abandoned and you would have to meet the current use requirements of the WCZ zone.
2. Separate permits shall be required for any new signage.
3. This permit is being issued for internal demolition only. A separate permit will have to be applied for to fit up the space.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating without permits or approvals.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. All construction shall comply with City Code Chapter 10. Permit is for demolition only. Any construction will require a separate permit.
2. Fire extinguishers are required during demolition per NFPA 1.
3. Any cutting and welding done will require a Hot Work Permit from Fire Department.
4. Occupied sections of the building shall be separated from the work area with 1-hour fire resistance rated barriers.
5. The space shall not be occupied without a fit up permit and additional work to comply with City Code Chapter 10.
6. For the purpose of future fit up permit(s) the rehabilitation category shall be reconstruction per NFPA 101:43.

1022 WCZ

General Building Permit Application

Entered 10/22/12 ($)

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.

2012-10-5242-DEMO (86 Commercial St)

Location/Address of Construction:	6 Custom House Wharf - ~~98~~ Commercial St
Total Square Footage of Proposed Structure/Area: 6,000	Square Footage of Lot: 6,000

Tax Assessor's Chart, Block & Lot	Applicant *must be owner, Lessee or Buyer*	Telephone:
Chart# 030 Block# ~~A005~~ Lot# 30 A001	Name Harding Smith Address 73 Congress St. #1 City, State & Zip Portland, ME 04101	319-4368

Lessee/DBA (If Applicable)	Owner (if different from Applicant)	Cost Of Work: $ ~~50,000~~ 35,000
The Fish Shack, LLC	Name Custom House Wharf Property Address 18 Custom House Wharf City, State & Zip Portland, ME 04101	C of O Fee: $ Total Fee: $ 370

Current legal use (i.e. single family) restaurant
If vacant, what was the previous use?
Proposed Specific use: restaurant
Is property part of a subdivision? ND If yes, please name
Project description: Applying for a demolition of interior walls and floors to Hanbons Edge Banquet Centers Building permit application will follow. Please see attached drawings

RECEIVED
OCT 12 2012
Dept. of Building Inspections
City of Portland Maine

Contractor's name: Sampson & Co
Address: 36 Morrill St.
City, State & Zip Portland, ME 04101 Telephone: 712-9147
Who should we contact when the permit is ready: Harding Smith Telephone: 319-4368
Mailing address: 73 Congress St. #1, Portland, ME 04101

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

RECEIVED
OCT 22 2012
Dept. of Building Inspections
City of Portland Maine

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.

Signature: Date: 10/12/12

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

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

February 27, 2009

James F. Cloutier
Cloutier, Barrett, Cloutier & Conley
465 Congress Street
Portland, Maine 04101-3528

RE: Boone's Restaurant/Harbor's Edge – 030-A-001 – WCZ Waterfront Central Zone
Known as 6 Custom House Wharf

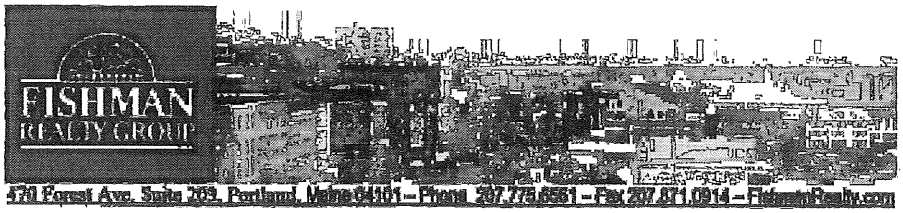
Dear Attorney Cloutier,

I am in receipt of additional documentation concerning the site of the former Boone's Restaurant on Custom House Wharf in Portland. This supplementary information assists me in revising my original determination letter to you dated August 15, 2008.

The additional documentation includes a lease between the proprietors of Custom House Wharf (Kenneth N. Macgowan, Its Treasurer) and Harbors Edge, LLC (Stormy Keithly, Its President) dated November 1, 2005. Supporting documentation includes two affidavits and dated deposit slips signed by Kenneth Magowan. Such affidavits clearly state, "...my consistent understanding has been that this property was grandfathered for restaurant use and the renewed use of the property was to be for restaurant use." He also states, "I, on behalf of the landlord have never consented to anyone seeking a change of use, and my discussions with Mr. Keithly have always been that he intended and sought to use the property for its grandfathered uses."

An affidavit of Oliver Keithly was also submitted at this time. That affidavit states, " My intention is and has been to operate the space formerly used by Boone's Restaurant as an additional area of my restaurant. This includes using the space as a dining area open to the public for walk-in table service when it is open. I expect it will likely have more limited hours in the winter months and to use it most heavily during the seasonal months of May through October."

In regard to the kitchen, Mr. Kenneth Magowan also states, " In addition, however, from the start, Mr. Keithly and I have agreed that the Harbor's Edge must continue to have all of the necessary installations for a free standing bar and kitchen, in case service logistics make that necessary, and in the case of the interest of the Proprietors, in the case that some future user needs to return the space to a separate and fully enclosed facility. The renovations as completed, therefore, include all of the fire and safety and other code requirements to install a kitchen within it...".



LETTER OF INTENT

TO: The Proprietors of Custom House Wharf
FROM: Harding L. Smith, C/O Fishman Realty Group Inc.
DATE: July 3, 2012
ADDRESS: 6 Custom House Wharf, Portland, ME
RE: LOI – Modified Gross Lease

This Letter of Intent sets forth the terms and conditions under which Harding Lee Smith hereinafter referred to as ("Tenant") is willing to enter into lease agreement with The Proprietors of Custom House Wharf (hereinafter referred to as the "Landlord") for space at the above-mentioned location.

This Letter of Intent is non-binding to either party. It is intended with the sole purpose of establishing terms and conditions that are to be implemented in a binding lease agreement, which is subject to the satisfaction of both parties, within 10 days of the effective Letter of Intent.

Tenant: Harding Lee Smith

Demised Premise: The demised premises shall be deemed to contain approximately 4,250± RSF of ground level retail/restaurant space, 4,250± RSF 2nd Floor retail/restaurant space as well as roof rights at 6 Custom House Wharf, Portland, ME.

Use: Tenant to use property as a restaurant and bar.

Pre Rent: $4,500.00 per month for a maximum period of 6 months. Pre Rent period will end on opening day if prior to Rent Commencement.

Base Rent: $6,000.00 per month, ($72,000.00 per annum) Modified Gross.

Lease Term: (5) Five Year Lease Term with an increase of five percent (5%) over the Base Rent effective at the beginning of the fourth year of the term.

Options: (3) Three, (5) Five-year Options with rent increases in each such Option term of up to ten percent (10%) during the course of the term, provided that the rent shall not increase by more than five percent (5%) in any given year during such term (with such Options commencing in year 6, year 11 and year 16). The amounts and dates of the rent increases

for each Option term shall be negotiated and agreed upon six (6) months in advance of the commencement of such Option term.

Operating Expenses:

Landlord will be responsible for real estate taxes, common area maintenance and liability building insurance covering the Demised Premises. Tenant shall be responsible for maintaining property insurance, and shall list Landlord as loss payee with respect to such insurance. liability insurance additional insured

Tenant responsible for their pro rata share of property tax increases. Increases to be "passed through" to tenant as additional rent. Landlord to notify Tenant of these increases in writing on an annual basis.

Waters; Sewage: Tenant shall be responsible for the cost of any water and sewer fees.

Electric: Tenant responsible for cost of electric usage to leased space.

Heat and A/C:

Tenant responsible for cost of HVAC to the space. Landlord responsible for the cost of maintenance, cleaning, and replacement of the HVAC systems. Tenant to administer the contracting of maintenance, cleaning, and replacement of the HVAC systems. These costs to be billed back to the Landlord or credited to the Tenant's rent. This includes existing systems and all new systems to be installed as part of the renovation of the premises.

Natural Gas: Tenant responsible for the cost of all natural gas usage.

Snow Removal:

Landlord responsible for plowing, salting and sanding the Tenant's parking lot, deck, sidewalk and entryways. Tenant shall pay for Tenant's pro rata share of the cost of such snow removal.

Janitorial: Tenant is responsible for the janitorial services to leased space.

Security Deposit: Upon the execution of the Lease, the Tenant will deposit with Landlord the sum of $6,000.00. This money will represent the security deposit due under the lease. Said deposit to be returned to the Tenant at or before the end of the lease term, provided the premises are left in good repair, "broom clean". No interest will be paid on said deposit.

Landlord's Work:

1. Landlord is responsible for all infrastructure related repairs throughout the life of the lease agreement as well as during the renovation process. This includes, but is not limited to roof repairs, foundation repairs, and exterior building upkeep.

2. Landlord to deliver premises to tenant clear of all personal property and in "Broom Clean" condition, no later than the occupancy date. (See Below).

Parking: The entire parking lot adjacent to the premises shall be for the sole use of the Tenant other than those parking spaces located directly adjacent to Gilberts Chowder House.

Access: Upon execution of Letter of Intent, Inspection of current facilities, including but not limited to hood systems, exhaust systems, plumbing, and electrical, will be required by tenant. All inspections will be conducted by tenant or tenant's contractors. Inspections will require full access to basement, roof, and portion of building containing systems associated with the restaurant space.

Tenant's Work: Tenant plans to significantly rehabilitate the premises. Renovations will include but will not be limited to paint, fixtures, bars, open commercial kitchen, prep kitchen, new floors, a renovated outdoor deck and roof deck (Dependent upon City approval...) .

1. Tenant to sprinkle the entire premises. This includes tapping into city water at the water main on Custom House Wharf.
2. Tenant to move restrooms to the NW corner of the facility.
3. Tenant to install restrooms on the second floor of the facility.
4. Tenant plans to add a wood fired commercial grill to the kitchen, and a wood fired fireplace within the dining facility.
5. Tenant to replace all lighting and significantly upgrade wiring.
6. Exterior remodeling of the building.
7. Replacement of windows and doors throughout the leased space.
8. Installation of interior stairway between the 1st and 2nd floors.

Signage: Tenant Responsible for signage. All signage is subject to Landlord approval, not to be unreasonably withheld. Tenant has rights to the Boons sign on Commercial Street. Tenant will also install signage on Custom House Wharf.

Zoning: It is the responsibility of the Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord makes no representation or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject's premises for Tenant's intended use. (*Tenant intends to use outdoor seating with proper city approval.*)

Letter of Intent Expiration: Unless fully executed, this Letter of Intent is valid through July 3, 2012 at 12:00PM (Noon), but may be revoked by Tenant without prior written notice.

Facsimiles: The undersigned agree to accept fax copies of the documents, which have been sent to either party to the other, or to any other party or agent to this transaction, as original documents, with the exception of the final lease document.

Lease Agreement: Landlord agrees to forward its proposed lease to Tenant within 10 days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within 20 days of Tenant receipt of Landlord's lease, neither party is under any further obligation to the other.

Brokerage Commission: Landlord's sole responsibility. Landlord acknowledges Fishman Realty Group as the sole agent in this transaction. At lease signing, landlord will pay Fishman Realty Group Inc. a commission of 5% of the Gross Lease amount for the first (5) Five year term of the lease and 2% of the Gross Lease amount upon execution of the first renewal option (in year 6).

Occupancy: **November 1, 2012**

Pre Rent Commencement: **November 1, 2012**

Rent Commencement: The earlier of May 1, 2013 or Opening Day

SEEN TO AND AGREED:

(TENANT)

By: _____ 7/19
Harding Lee Smith Date

(LANDLORD)

By: _____ 7-3-12
Proprietors of Custom House Wharf Date

Prepared by J. Lee Nelsen
Fishman Realty Group Inc.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • *www.portlandmaine.gov*

Receipts Details:

Tender Information: Check , Check Number: 1002
Tender Amount: 370.00

Receipt Header:

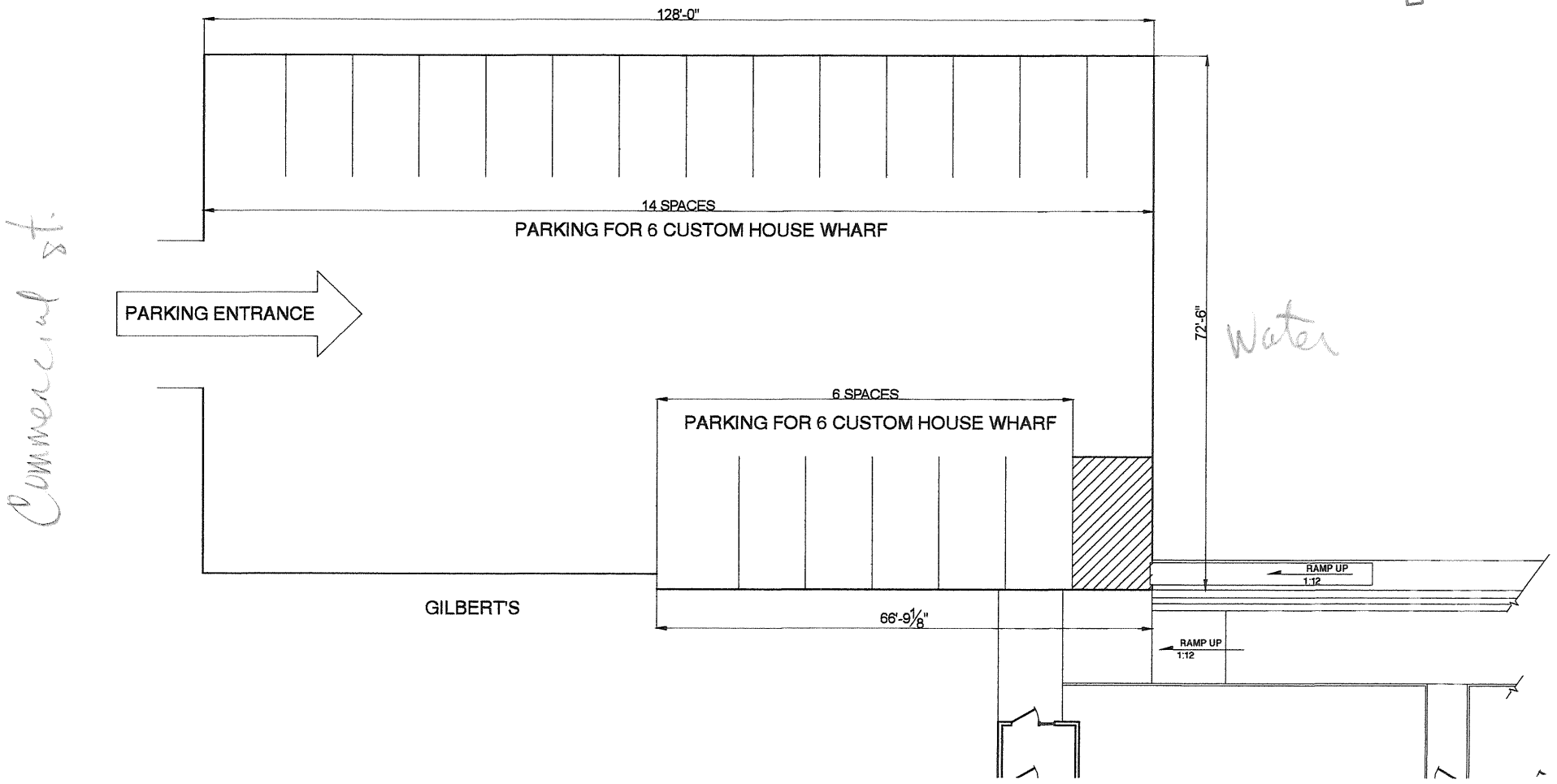
Cashier Id: bsaucier
Receipt Date: 10/22/2012
Receipt Number: 49500

Receipt Details:

Referance ID:	8475	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	370.00	Charge Amount:	370.00
Job ID: Job ID: 2012-10-5242-DEMO - Demo interior (will rebuild under new permit)			
Additional Comments: 94 Commercial (6 CH Wharf)			

Thank You for your Payment!

Dry Dock



Commercial St.

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01793 - 10/15/12 11:24

INSPECTION FOR: Hardin Smith
Portland Maine

PERFORMED AT: ~~Dry Dock Pub~~ 6 CUSTOM HOUSE WHARF
Portland Maine

INSPECTION DATE: 10/15/2012

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01793

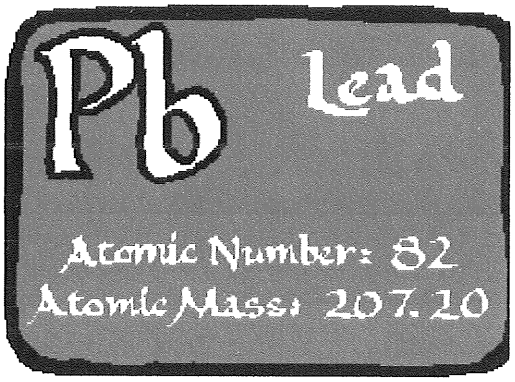
RECEIVED
NOV 05 2012
Dept. of Building Inspections
City of Portland Maine

ACTION LEVEL: 1.0 mg/cm**2

OPERATOR LICENSE: LR-0396

STATEMENT: Interior of commercial space tested for the presence of lead base paint, testing combination was used for this determination.

SIGNED _____ **DATE** _____



UNDERSTANDING THE LEAD PAINT INSPECTION REPORT

The Lead Paint Inspection Report is composed of the following parts:

Cover Sheet. The cover sheet contains general information as to where the inspection took place, date of inspection, inspector's name, action level, and reference report number.

Summary. The Summary contains general information that is required by regulation. General information such as: inspection location, facility owner, facility age/description, inspection date, and relevant inspection number is found here. The summary also lists the testing method and procedure used in the inspection. The DEP uses as XRF (X-ray fluorescence) direct read analyzer to determine lead concentration in paint. This is a non-destructive testing method that does not require laboratory analysis. The analyzer gives us a lead concentration reading of the tested surface in about twenty seconds. A procedure known as "testing combinations" is used to determine what surfaces (building components) will be tested. This is a representative sampling of the facility. Using this method, all painted surfaces are not routinely inspected. The method requires each room within the facility be tested separately. Similar building components (such as window sash, window sill, door, door jamb, base board) or unique individual components (such as ceilings, floors, walls) are grouped to form a testing combination. One painted surface from each testing combination is selected to be tested. The summary shows the total number of testing combinations and total number of individual XRF readings. The summary will also indicate if any of the components tested contained lead-based paint in poor condition will be listed. A building component containing lead-based paint in poor condition is a lead hazard. Other surfaces may be noted as lead hazards depending on location and use. The results of any samples (soil, water, dust, air, paint chip) collected for laboratory analysis are listed in the summary. An example of these results is provided.

Diagram. This is a rough (not to scale) drawing of each floor of the facility where testing took place. Perimeter wall sides are identified with letters A, B, C, D. Side A is typically the street side of the facility. Sides B, C, and D are identified clockwise from side A as one faces the dwelling; thus wall B is to the left, wall C is across from side A, and side D is to the right of side A.

Doors and windows are identified with letters A, B, C, and D and is identified going clockwise when facing the door or window. This code represents only the side of the building component in a particular room or area where the surface is exposed.

Each room equivalent is identified by room number and room name. Rooms are consecutively numbered clockwise. The exterior is always assigned as a separate room equivalent. Sides in an interior room equivalent follow the overall housing unit side allocation as described above. Therefore, when standing in any four-sided room facing side C, the room's side A will always be to the rear, side B will be to the left, and side D will be to the right.

Environmental Lead Inspection Summary. All certified Lead Inspectors are required by law to complete this form and submit to the DEP Lead Program, 17 State House Station, Augusta, ME 04333. This is a copy of the Inspection Summary submitted for this Lead Determination or Inspection.

Sequential Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Detailed Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***non-sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Summary Report. This report is organized identically to the detailed report. However, for this report, only readings or average sets, which have a lead value that is equal to or greater than the present abatement level, are shown.

Lead Safe Certificate. If applicable, a Lead-Safe Certificate is completed for all structures found to be lead-safe. "Lead-safe" means a residential dwelling or child-occupied facility that contains no lead hazards (paint, dust, soil, or

water). A lead-safe condition may persist provided that no additional lead-based substances are introduced into the residential dwelling or child-occupied facility, or the condition of the existing lead-based substances does not deteriorate. This certificate will expire 6 months from the date of the inspection. For renewal of certificates, the owner must visually assess all painted surfaces for condition and have a dust wipes test performed at 6 months, and then annually thereafter.

Laboratory Analysis. XRF testing is an acceptable testing method for painted surfaces. Paint chip samples, soil, dust, or water samples, if collected, must be sent to a certified laboratory for analysis. The test results from the reporting laboratory are included in the Lead Paint Inspection Report.

QA/QC. Two separate procedures are followed to validate XRF testing results. Calibration of the analyzer is performed before, during, and after the inspection. The XRF is checked against a known lead concentration following the manufacturer's recommended procedure. Any instrument falling outside of certain limits cannot be used. Quality of XRF testing is determined by retesting certain building components. Results of the retest must fall within a certain range to determine the validity of the XRF readings. This is based on validated test results.

Paint Condition. The condition of paint shall be identified using the following classifications.

- **Intact** condition is one in which the paint is entirely intact
- **Fair** condition is one in which paint is intact, but worn; minor chips are evident as a result of normal wear and tear; no adhesion or substrate problems, e.g., no broken wallboard is present. Individual interior components with large surface areas (walls, ceilings, floors, doors) that evidence less than or equal to 2 square feet of normal wear and tear or direct damage are considered to be in fair condition. Individual interior components with small surface areas (window sills, baseboard) that evidence less than or equal to 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in fair condition. Exterior components with large surface areas that evidence less than or equal to 10 square feet of normal wear and tear or direct damage are considered to be in fair condition. Individual exterior components with small surface areas (soffits, trim) that evidence less than or equal to 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in fair condition.
- **Poor** condition is one in which paint is severely worn, weathered or no longer adhering, i.e., peeling, cracking, flaking, chalking; or the substrate is broken, exposed or otherwise deteriorated. Individual interior components with large surface areas (walls, ceilings, floors, doors) that evidence greater than 2 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual interior components with small surface areas (window sills, baseboard) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition. Exterior components with large surface areas that evidence greater than 10 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual exterior components with small surface areas (soffits, trim) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition.

XRF Readings. XRF readings less than 1.0 mg/cm2, (milligrams per centimeter squared), are considered negative results. XRF readings 1.0 mg/cm2 or greater are considered positive results indicating the presence of lead-based substances.

Lead Hazards. Leaded surfaces with a lead content of 1.0 mg/cm2 or greater **and** in **"Poor"** condition are lead hazards.

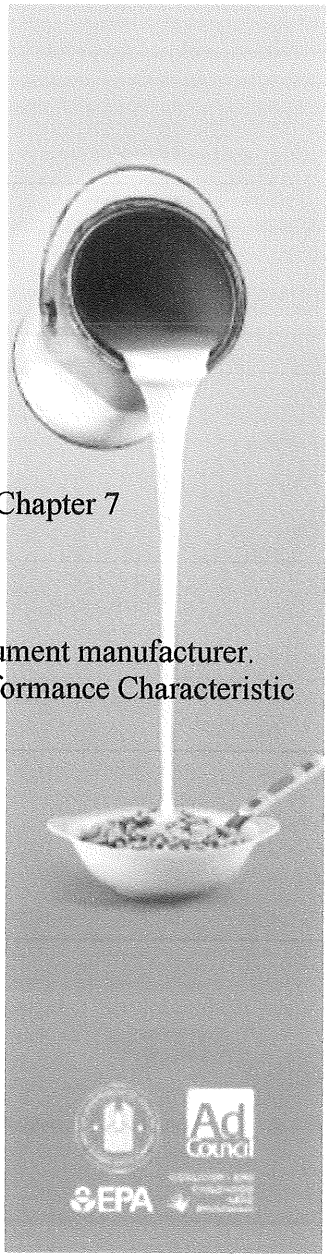
Chewable, friction, or impact surfaces with a lead content of 1.0 mg/cm2 or greater may be identified as a hazard dependent upon the surface condition, location, and other relevant factors. For example, chewable surfaces that evidence children's teeth marks, friction surfaces that are subject to abrasion, and impact surfaces with chipping or flaking paint may be classified as a lead hazard.

Please be advised that improper removal of lead-based paint can pose serious health risks to dwelling occupants and removal personnel. Removal should be done by qualified professionals who are trained and licensed.

CommunityConcepts
helping people changing lives

Lead Paint Inspection Summary

Report No:	**RMD# 1793 10/15/12 11:24**
Inspection Location:	Dry Dock Pub Portland Maine
Facility Owner:	Hardin Smith
Inspection Date:	10/15/12
Inspector:	Andrew Watson
Testing Method:	XRF
Sampling Procedure:	Testing Combinations as described in HUD Chapter 7
Laboratory:	Maine State Lab
QA/QC:	Calibration Check as recommended by instrument manufacturer. XRF Testing Evaluation as described in Performance Characteristic Sheet, Oct, 25 2006, Edition No. 5
Age of Facility:	80+ Years
Facility Description:	Commercial space
Total XRF Reading:	**100** (Minus Calibration and retest readings)



Testing Results: Approximately **16%** of the building components tested was **positive** for Lead-based paint as defined by standards and methods in ME Lead Management regulations, Chapter 424.

The following list shows the type and location of those building components containing lead-based paint or assumed to contain lead-based paint. If noted in poor condition these areas are by definition **Lead Hazards.**

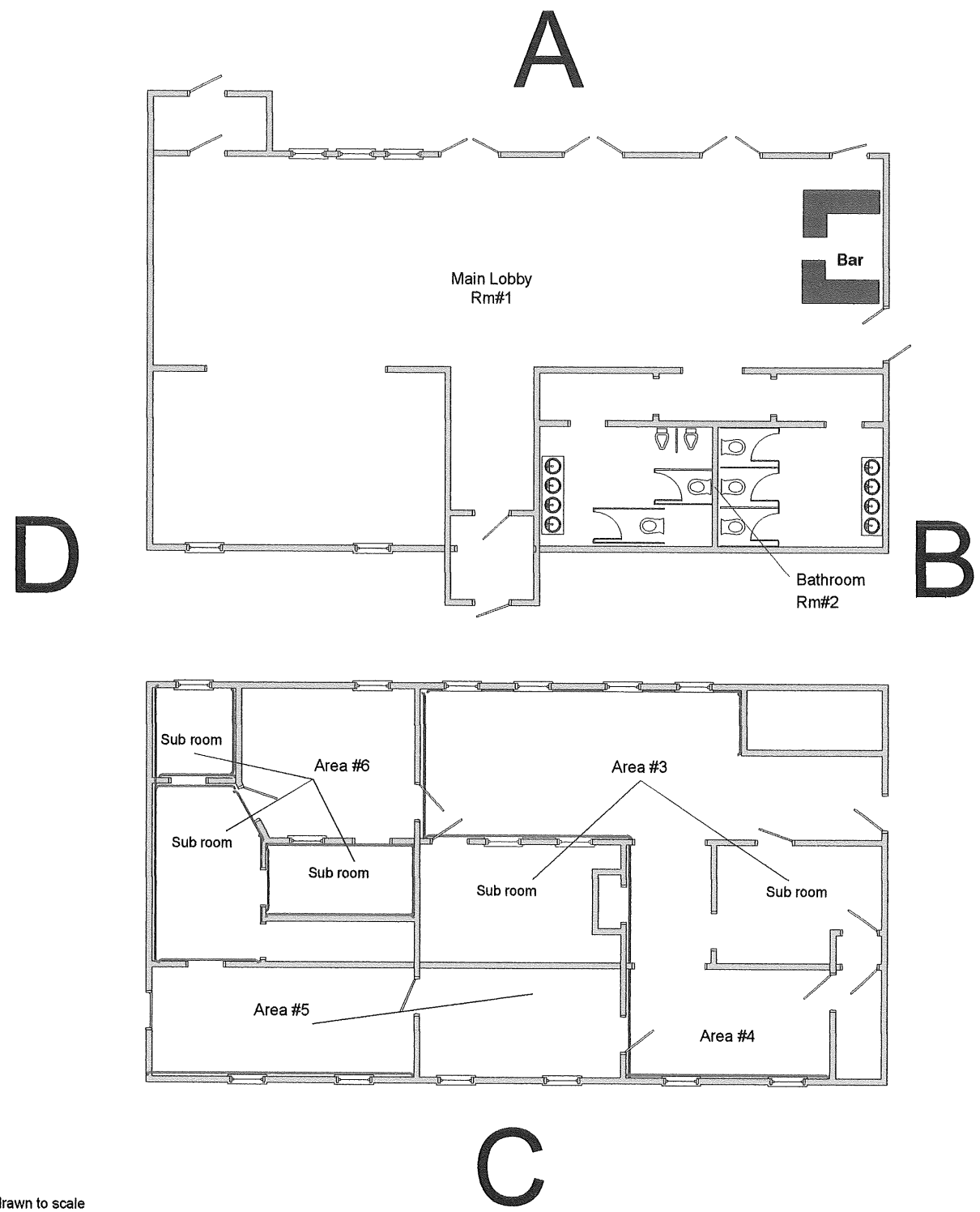
Location	Building component containing lead	Location	Hazard
Rm#1 Main Lobby	--	--	-
Rm#2 Bathrooms			
→Men	--	--	--
→Women	--	--	--
Rm#3 Area	**Walls {painted gray}**	**All**	**X**
	Window sash	**Cx2**	**X**
Rm#4 Area	**Ceiling {painted gray}**	**All**	**X**
	Wall {painted white}	**All**	**X**
Rm#5 Area	**Wall Walls {painted gray}**	**C**	**X**
Rm#6 Area	**Wall {Located in sub room }**	**All**	**X**
	Ceiling {Located in sub room }	**All**	**X**

Note: Please be advise that improper removal of lead paint can pose serious health risk to dwelling occupants and removal personnel. Removal should be done by qualified professionals who have de-leading experience and the proper equipment to ensure that no one is put at risk.

No dust or chip samples taken

Building Lay out

Address : Dry Dock Pub Portland Maine
Date : 10-15-2012



Not drawn to scale

Note: Please be advise that improper removal of lead paint can pose serious health risk to dwelling occupants and removal personnel. Removal should be done by qualified professionals who have de-leading experience and the proper equipment to ensure that no one is put at risk.

Keys

window door opening

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Hardin Smith

Inspection Date: 10/15/12
Report Date: 10/26/2012
Abatement Level: 1.0
Report No. S#01793 - 10/15/12 11:24
Total Readings: 111
Job Started: 10/15/12 11:24
Job Finished: 10/15/12 12:31

Dry Dock
Portland Maine

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								0.8	TC
2		CALIBRATION								0.8	TC
3		CALIBRATION								0.9	TC
4		CALIBRATION								-0.2	TC
5		CALIBRATION								-0.1	TC
6		CALIBRATION								-0.2	TC
7	001	Main lobby	A	Wall	Ctr		F	Plaster	Gray	-0.1	QM
8	001	Main lobby	B	Wall	Ctr		F	Plaster	Gray	0.0	QM
9	001	Main lobby	C	Wall	Ctr		F	Plaster	Gray	-0.1	QM
10	001	Main lobby	D	Wall	Ctr		F	Plaster	Gray	-0.3	QM
11	001	Main lobby	1	Ceiling	Ctr	Beam	F	Wood	White	-0.2	QM
12	001	Main lobby	1	Floor	Ctr		F	Wood	stained	-0.2	QM
13	001	Main lobby	1	Post	Lft		F	Wood	White	0.2	QM
14	001	Main lobby	1	Post	Ctr		F	Wood	White	-0.2	QM
15	001	Main lobby	A	Baseboard	Ctr		F	Wood	White	-0.1	QM
16	001	Main lobby	B	Baseboard	Ctr		F	Wood	White	0.0	QM
17	001	Main lobby	C	Wall	L Ctr		F	Wood	White	-0.1	QM
18	002	Bathroom	A	Men	Ctr	Wall	F	Plaster	Gray	-0.1	QM
19	002	Bathroom	B	Men	Ctr	Wall	F	Plaster	Gray	-0.1	QM
20	002	Bathroom	C	Men	Ctr	Wall	F	Plaster	Gray	-0.1	QM
21	002	Bathroom	D	Men	Ctr	Wall	F	Plaster	Gray	-0.3	QM
22	002	Bathroom	A	Men	Ctr	Door casing	F	Wood	White	-0.2	QM
23	002	Bathroom	A	Men	Ctr	Door jamb	F	Wood	White	0.0	QM
24	002	Bathroom	A	Men	Ctr	baseboard	F	Wood	White	-0.1	QM
25	002	Bathroom	D	Men	Ctr	baseboard	F	Wood	White	-0.1	QM
26	002	Bathroom	A	Women	Ctr	Wall	F	Plaster	Gray	-0.1	QM
27	002	Bathroom	B	Women	Ctr	Wall	F	Plaster	Gray	-0.2	QM
28	002	Bathroom	C	Women	Ctr	Wall	F	Plaster	Gray	-0.1	QM
29	002	Bathroom	D	Women	Ctr	Wall	F	Plaster	Gray	-0.3	QM
30	002	Bathroom	A	Women	Ctr	Door casing	F	Wood	White	-0.1	QM
31	002	Bathroom	A	Women	Ctr	Door jamb	F	Wood	White	0.1	QM
32	002	Bathroom	A	Women	Ctr	baseboard	F	Wood	White	0.0	QM
33	002	Bathroom	B	Women	Ctr	baseboard	F	Wood	White	-0.1	QM
34	002	Bathroom	A	Women	Ctr	post	F	Wood	White	0.0	QM
35	001	Main lobby	B	B1 Door	Ctr		F	Wood	White	-0.1	QM
36	001	Main lobby	A	A1 Door	Ctr	Casing	F	Wood	White	-0.2	QM
37	001	Main lobby	C	C1 window	Ctr	Casing	F	Wood	White	-0.1	QM
38	003	Area	A	Wall	Ctr		P	Wood	Gray	7.9	QM
39	003	Area	B	Wall	Ctr		P	Wood	Gray	>9.9	QM
40	003	Area	C	Wall	Ctr		P	Wood	Gray	5.8	QM
41	003	Area	D	Wall	Ctr		P	Wood	Gray	5.9	QM
42	003	Area	C	Wall	Ctr		P	Paneling	Gray	-0.2	QM
43	003	Area	1	Floor	Ctr		P	Wood	Brown	-0.1	QM
44	003	Area	1	Floor	Ctr		P	Wood	Brown	-0.1	QM
45	003	Area	A	Sub room#1	Ctr	Wall	F	Wood	Brown	0.1	QM
46	003	Area	B	Sub room#1	Ctr	Wall	F	Wood	Brown	-0.2	QM
47	003	Area	C	Sub room#1	Ctr	Wall	F	Wood	Cream	-0.1	QM
48	003	Area	D	Sub room#1	Ctr	Wall	F	Wood	Brown	-0.1	QM
49	003	Area	A	Sub room#2	Ctr	Wall	F	Plaster	Brown	-0.2	QM
50	003	Area	B	Sub room#2	Ctr	Wall	F	Plaster	Brown	0.0	QM

51	003	Area	C	Sub room#2	Ctr	Wall	F Wood	Brown	-0.2	QM
52	003	Area	D	Sub room#2	Ctr	Wall	F Plaster	Brown	0.0	QM
53	003	Area	A	Sub room#2	Ctr	Door	F Wood	Brown	-0.1	QM
54	003	Area	D	Sub room#2	Ctr	Door	F Wood	Brown	-0.1	QM
55	003	Area	B	Sub room#2	Ctr	Door	P Wood	Gray	0.4	QM
56	003	Area	A	Sub room#2	Ctr	Window casi	F Wood	stained	0.7	QM
57	003	Area	A	Sub room#2	Ctr	Window sash	F Wood	stained	0.7	QM
58	003	Area	C	C1 window	Ctr	Sash	P Wood	Gray	7.8	QM
59	003	Area	C	C2 window	Ctr	Sash	P Wood	Gray	8.0	QM
60	004	Area	A	Wall	Ctr		P Wood	Gray	-0.3	QM
61	004	Area	B	Wall	Ctr		P Wood	White	0.0	QM
62	004	Area	C	Wall	Ctr		P Wood	White	>9.9	QM
63	004	Area	D	Wall	Ctr		P Wood	White	8.2	QM
64	004	Area	1	Ceiling	Ctr		P Wood	Gray	3.1	QM
65	004	Area	1	Ceiling	Ctr	Beam	F Wood	Brown	1.0	QM
66	004	Area	B	B1 Door	Ctr		F Wood	Brown	0.0	QM
67	004	Area	B	B1 Door	Ctr	Casing	P Wood	Gray	-0.1	QM
68	004	Area	D	D1 Door	Ctr		P Wood	stained	0.0	QM
69	004	Area	D	D1 Door	Ctr	Casing	P Wood	Gray	-0.1	QM
70	005	Area	A	Wall	Ctr		P Wood	green	0.0	QM
71	005	Area	B	Wall	Ctr		P Wood	green	0.1	QM
72	005	Area	C	Wall	Ctr		P Wood	green	0.0	QM
73	005	Area	C	Wall	Ctr		P Wood	Gray	5.3	QM
74	005	Area	D	Wall	Ctr		P Wood	green	0.1	QM
75	005	Area	A	Wall	Ctr		P Wood	Gray	0.1	QM
76	005	Area	B	Wall	Ctr		P Wood	Gray	-0.1	QM
77	005	Area	C	Wall	Ctr		P Wood	Gray	0.2	QM
78	005	Area	D	Wall	Ctr		P Wood	Gray	-0.2	QM
79	005	Area	1	Ceiling	Ctr		P Wood	Gray	-0.1	QM
80	005	Area	D	D1 Door	Ctr		P Wood	Brown	-0.1	QM
81	005	Area	1	Floor	Ctr		P Wood	Brown	0.3	QM
82	006	Area	A	Wall	Ctr		P Wood	Brown	-0.1	QM
83	006	Area	B	Wall	Ctr		P Wood	Brown	-0.1	QM
84	006	Area	C	Wall	Ctr		P Wood	Brown	-0.1	QM
85	006	Area	D	Wall	Ctr		P Wood	Brown	-0.3	QM
86	006	Area	1	Floor	Ctr		P Wood	Brown	0.0	QM
87	006	Area	A	Sub room#1	Ctr	Wall	P Wood	Cream	2.6	QM
88	006	Area	B	Sub room#1	Ctr	Wall	P Wood	Cream	1.0	QM
89	006	Area	1	Sub room#1	Ctr	Ceiling	P Wood	Cream	0.7	QM
90	006	Area	1	Sub room#1	Ctr	Ceiling	P Wood	Cream	1.4	QM
91	006	Area	A	Sub room#2	Ctr	Wall	P Wood	stained	0.0	QM
92	006	Area	B	Sub room#2	Ctr	Wall	P Wood	stained	0.0	QM
93	006	Area	C	Sub room#2	Ctr	Wall	P Wood	stained	0.0	QM
94	006	Area	B	Sub room#2	Ctr	Wall	P Wood	Brown	2.9	QM
95	006	Area	D	Sub room#2	Ctr	Wall	P Wood	Brown	3.2	QM
96	007	Xrf retest	A	Wall	Ctr		P Plaster	Gray	-0.4	QM
97	007	Xrf retest	B	Wall	Ctr		P Plaster	Gray	-0.1	QM
98	007	Xrf retest	C	Wall	Ctr		P Plaster	Gray	-0.2	QM
99	007	Xrf retest	D	Wall	Ctr		P Plaster	Gray	-0.3	QM
100	007	Xrf retest	A	Wall	Ctr		P Plaster	Gray	-0.3	QM
101	007	Xrf retest	B	Wall	Ctr		P Plaster	Gray	-0.1	QM
102	007	Xrf retest	C	Wall	Ctr		P Plaster	Gray	-0.4	QM
103	007	Xrf retest	D	Wall	Ctr		P Plaster	Gray	-0.1	QM
104	007	Xrf retest	A	Wall	Ctr		P Plaster	Gray	-0.1	QM
105	007	Xrf retest	B	Wall	Ctr		P Plaster	Gray	-0.1	QM
106		CALIBRATION							0.7	TC
107		CALIBRATION							0.8	TC
108		CALIBRATION							0.9	TC
109		CALIBRATION							-0.2	TC
110		CALIBRATION							-0.2	TC
111		CALIBRATION							-0.1	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Hardin Smith

Inspection Date: 10/15/12
Report Date: 10/26/2012
Abatement Level: 1.0
Report No. S#01793 - 10/15/12 11:24
Total Readings: 111 Actionable: 16
Job Started: 10/15/12 11:24
Job Finished: 10/15/12 12:31

Dry Dock
Portland Maine

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 003 Area									
038	A	Wall	Ctr		P	Wood	Gray	7.9	QM
039	B	Wall	Ctr		P	Wood	Gray	>9.9	QM
058	C	C1 window	Ctr	Sash	P	Wood	Gray	7.8	QM
059	C	C2 window	Ctr	Sash	P	Wood	Gray	8.0	QM
040	C	Wall	Ctr		P	Wood	Gray	5.8	QM
041	D	Wall	Ctr		P	Wood	Gray	5.9	QM
Interior Room 004 Area									
064	1	Ceiling	Ctr		P	Wood	Gray	3.1	QM
065	1	Ceiling	Ctr	Beam	F	Wood	Brown	1.0	QM
062	C	Wall	Ctr		P	Wood	White	>9.9	QM
063	D	Wall	Ctr		P	Wood	White	8.2	QM
Interior Room 005 Area									
073	C	Wall	Ctr		P	Wood	Gray	5.3	QM
Interior Room 006 Area									
087	A	Sub room#1	Ctr	Wall	P	Wood	Cream	2.6	QM
090	1	Sub room#1	Ctr	Ceiling	P	Wood	Cream	1.4	QM
088	B	Sub room#1	Ctr	Wall	P	Wood	Cream	1.0	QM
094	B	Sub room#2	Ctr	Wall	P	Wood	Brown	2.9	QM
095	D	Sub room#2	Ctr	Wall	P	Wood	Brown	3.2	QM

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Hardin Smith

Inspection Date: 10/15/12
Report Date: 10/26/2012
Abatement Level: 1.0
Report No. S#01793 - 10/15/12 11:24
Total Readings: 111
Job Started: 10/15/12 11:24
Job Finished: 10/15/12 12:31

Dry Dock
Portland Maine

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Main lobby									
013	1	Post	Lft		F	Wood	White	0.2	QM
014	1	Post	Ctr		F	Wood	White	-0.2	QM
036	A	A1 Door	Ctr	Casing	F	Wood	White	-0.2	QM
007	A	Wall	Ctr		F	Plaster	Gray	-0.1	QM
015	A	Baseboard	Ctr		F	Wood	White	-0.1	QM
012	1	Floor	Ctr		F	Wood	stained	-0.2	QM
011	1	Ceiling	Ctr	Beam	F	Wood	White	-0.2	QM
035	B	B1 Door	Ctr		F	Wood	White	-0.1	QM
008	B	Wall	Ctr		F	Plaster	Gray	0.0	QM
016	B	Baseboard	Ctr		F	Wood	White	0.0	QM
037	C	C1 window	Ctr	Casing	F	Wood	White	-0.1	QM
009	C	Wall	Ctr		F	Plaster	Gray	-0.1	QM
017	C	Wall	L Ctr		F	Wood	White	-0.1	QM
010	D	Wall	Ctr		F	Plaster	Gray	-0.3	QM
Interior Room 002 Bathroom									
018	A	Men	Ctr	Wall	F	Plaster	Gray	-0.1	QM
022	A	Men	Ctr	Door casing	F	Wood	White	-0.2	QM
023	A	Men	Ctr	Door jamb	F	Wood	White	0.0	QM
024	A	Men	Ctr	baseboard	F	Wood	White	-0.1	QM
026	A	Women	Ctr	Wall	F	Plaster	Gray	-0.1	QM
030	A	Women	Ctr	Door casing	F	Wood	White	-0.1	QM
031	A	Women	Ctr	Door jamb	F	Wood	White	0.1	QM
032	A	Women	Ctr	baseboard	F	Wood	White	0.0	QM
034	A	Women	Ctr	post	F	Wood	White	0.0	QM
019	B	Men	Ctr	Wall	F	Plaster	Gray	-0.1	QM
027	B	Women	Ctr	Wall	F	Plaster	Gray	-0.2	QM
033	B	Women	Ctr	baseboard	F	Wood	White	-0.1	QM
020	C	Men	Ctr	Wall	F	Plaster	Gray	-0.1	QM
028	C	Women	Ctr	Wall	F	Plaster	Gray	-0.1	QM
021	D	Men	Ctr	Wall	F	Plaster	Gray	-0.3	QM
025	D	Men	Ctr	baseboard	F	Wood	White	-0.1	QM
029	D	Women	Ctr	Wall	F	Plaster	Gray	-0.3	QM
Interior Room 003 Area									
045	A	Sub room#1	Ctr	Wall	F	Wood	Brown	0.1	QM
049	A	Sub room#2	Ctr	Wall	F	Plaster	Brown	-0.2	QM
053	A	Sub room#2	Ctr	Door	F	Wood	Brown	-0.1	QM
056	A	Sub room#2	Ctr	Window casi	F	Wood	stained	0.7	QM
057	A	Sub room#2	Ctr	Window sash	F	Wood	stained	0.7	QM
038	A	Wall	Ctr		P	Wood	Gray	7.9	QM
043	1	Floor	Ctr		P	Wood	Brown	-0.1	QM
044	1	Floor	Ctr		P	Wood	Brown	-0.1	QM
046	B	Sub room#1	Ctr	Wall	F	Wood	Brown	-0.2	QM
050	B	Sub room#2	Ctr	Wall	F	Plaster	Brown	0.0	QM
055	B	Sub room#2	Ctr	Door	P	Wood	Gray	0.4	QM
039	B	Wall	Ctr		P	Wood	Gray	>9.9	QM
047	C	Sub room#1	Ctr	Wall	F	Wood	Cream	-0.1	QM
051	C	Sub room#2	Ctr	Wall	F	Wood	Brown	-0.2	QM

058	C	C1 window	Ctr	Sash	P	Wood	Gray	7.8	QM
059	C	C2 window	Ctr	Sash	P	Wood	Gray	8.0	QM
040	C	Wall	Ctr		P	Wood	Gray	5.8	QM
042	C	Wall	Ctr		P	Paneling	Gray	-0.2	QM
048	D	Sub room#1	Ctr	Wall	F	Wood	Brown	-0.1	QM
052	D	Sub room#2	Ctr	Wall	F	Plaster	Brown	0.0	QM
054	D	Sub room#2	Ctr	Door	F	Wood	Brown	-0.1	QM
041	D	Wall	Ctr		P	Wood	Gray	5.9	QM
Interior Room 004 Area									
060	A	Wall	Ctr		P	Wood	Gray	-0.3	QM
064	1	Ceiling	Ctr		P	Wood	Gray	3.1	QM
065	1	Ceiling	Ctr	Beam	F	Wood	Brown	1.0	QM
066	B	B1 Door	Ctr		F	Wood	Brown	0.0	QM
067	B	B1 Door	Ctr	Casing	P	Wood	Gray	-0.1	QM
061	B	Wall	Ctr		P	Wood	White	0.0	QM
062	C	Wall	Ctr		P	Wood	White	>9.9	QM
068	D	D1 Door	Ctr		P	Wood	stained	0.0	QM
069	D	D1 Door	Ctr	Casing	P	Wood	Gray	-0.1	QM
063	D	Wall	Ctr		P	Wood	White	8.2	QM
Interior Room 005 Area									
070	A	Wall	Ctr		P	Wood	green	0.0	QM
075	A	Wall	Ctr		P	Wood	Gray	0.1	QM
081	1	Floor	Ctr		P	Wood	Brown	0.3	QM
079	1	Ceiling	Ctr		P	Wood	Gray	-0.1	QM
071	B	Wall	Ctr		P	Wood	green	0.1	QM
076	B	Wall	Ctr		P	Wood	Gray	-0.1	QM
072	C	Wall	Ctr		P	Wood	green	0.0	QM
073	C	Wall	Ctr		P	Wood	Gray	5.3	QM
077	C	Wall	Ctr		P	Wood	Gray	0.2	QM
080	D	D1 Door	Ctr		P	Wood	Brown	-0.1	QM
074	D	Wall	Ctr		P	Wood	green	0.1	QM
078	D	Wall	Ctr		P	Wood	Gray	-0.2	QM
Interior Room 006 Area									
087	A	Sub room#1	Ctr	Wall	P	Wood	Cream	2.6	QM
089	1	Sub room#1	Ctr	Ceiling	P	Wood	Cream	0.7	QM
090	1	Sub room#1	Ctr	Ceiling	P	Wood	Cream	1.4	QM
091	A	Sub room#2	Ctr	Wall	P	Wood	stained	0.0	QM
082	A	Wall	Ctr		P	Wood	Brown	-0.1	QM
086	1	Floor	Ctr		P	Wood	Brown	0.0	QM
088	B	Sub room#1	Ctr	Wall	P	Wood	Cream	1.0	QM
092	B	Sub room#2	Ctr	Wall	P	Wood	stained	0.0	QM
094	B	Sub room#2	Ctr	Wall	P	Wood	Brown	2.9	QM
083	B	Wall	Ctr		P	Wood	Brown	-0.1	QM
093	C	Sub room#2	Ctr	Wall	P	Wood	stained	0.0	QM
084	C	Wall	Ctr		P	Wood	Brown	-0.1	QM
095	D	Sub room#2	Ctr	Wall	P	Wood	Brown	3.2	QM
085	D	Wall	Ctr		P	Wood	Brown	-0.3	QM
Interior Room 007 Xrf retest									
096	A	Wall	Ctr		P	Plaster	Gray	-0.4	QM
100	A	Wall	Ctr		P	Plaster	Gray	-0.3	QM
104	A	Wall	Ctr		P	Plaster	Gray	-0.1	QM
097	B	Wall	Ctr		P	Plaster	Gray	-0.1	QM
101	B	Wall	Ctr		P	Plaster	Gray	-0.1	QM
105	B	Wall	Ctr		P	Plaster	Gray	-0.1	QM
098	C	Wall	Ctr		P	Plaster	Gray	-0.2	QM
102	C	Wall	Ctr		P	Plaster	Gray	-0.4	QM
099	D	Wall	Ctr		P	Plaster	Gray	-0.3	QM
103	D	Wall	Ctr		P	Plaster	Gray	-0.1	QM

Calibration Readings

001	0.8	TC
002	0.8	TC
003	0.9	TC
004	-0.2	TC
005	-0.3	TC
006	-0.2	TC
106	0.7	TC
107	0.8	TC
108	0.7	TC
109	-0.2	TC
110	-0.2	TC
111	-0.1	TC

---- End of Readings ----

DISTRIBUTION REPORT OF LEAD PAINT INSPECTION FOR: Hardin Smith

Inspection Date: 10/15/12
Report Date: 10/26/2012
Abatement Level: 1.0
Report No. S#01793 - 10/15/12 11:24
Total Reading Sets: 100
Job Started: 10/15/12 11:24
Job Finished: 10/15/12 12:31

Dry Dock
Portland Maine

Structure	Structure Distribution Total	Positive	Negative	Inconclusive
	1	0 <0%>	1 <100%>	0 <0%>
A1 Door Casing	1	0 <0%>	1 <100%>	0 <0%>
B1 Door	2	0 <0%>	2 <100%>	0 <0%>
B1 Door Casing	1	0 <0%>	1 <100%>	0 <0%>
Baseboard	2	0 <0%>	2 <100%>	0 <0%>
C1 window Casing	1	0 <0%>	1 <100%>	0 <0%>
C1 window Sash	1	1 <100%>	0 <0%>	0 <0%>
C2 window Sash	1	1 <100%>	0 <0%>	0 <0%>
Ceiling	2	1 <50%>	1 <50%>	0 <0%>
Ceiling Beam	2	1 <50%>	1 <50%>	0 <0%>
D1 Door	2	0 <0%>	2 <100%>	0 <0%>
D1 Door Casing	1	0 <0%>	1 <100%>	0 <0%>
Floor	5	0 <0%>	5 <100%>	0 <0%>
Men baseboard	2	0 <0%>	2 <100%>	0 <0%>
Men Door casing	1	0 <0%>	1 <100%>	0 <0%>
Men Door jamb	1	0 <0%>	1 <100%>	0 <0%>
Men Wall	4	0 <0%>	4 <100%>	0 <0%>
Post	2	0 <0%>	2 <100%>	0 <0%>
Sub room#1 Ceiling	2	1 <50%>	1 <50%>	0 <0%>
Sub room#1 Wall	6	2 <33%>	4 <67%>	0 <0%>
Sub room#2 Door	3	0 <0%>	3 <100%>	0 <0%>
Sub room#2 Wall	9	2 <22%>	7 <78%>	0 <0%>
Sub room#2 Window casi	1	0 <0%>	1 <100%>	0 <0%>
Sub room#2 Window sash	1	0 <0%>	1 <100%>	0 <0%>
Wall	37	7 <19%>	30 <81%>	0 <0%>
Women baseboard	2	0 <0%>	2 <100%>	0 <0%>
Women Door casing	1	0 <0%>	1 <100%>	0 <0%>
Women Door jamb	1	0 <0%>	1 <100%>	0 <0%>
Women post	1	0 <0%>	1 <100%>	0 <0%>
Women Wall	4	0 <0%>	4 <100%>	0 <0%>
Inspection Totals:	100	16 < 16%>	84 < 84%>	0 < 0%>

RMD LPA-1, PCS Edition 5 Page 1 of 4 Performance Characteristic Sheets

EFFECTIVE DATE: October 25, 2006 EDITION NO.: 5
MANUFACTURER AND MODEL:

Make: ***Radiation Monitoring Devices***
Model: ***LPA-1***
Source: ^{57}Co
Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above ***for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:
Quick mode or 30-second equivalent standard (Time Corrected) mode readings.
XRF CALIBRATION CHECK LIMITS:

0.7 to 1.3 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:
For XRF results below 4.0 mg/cm^2, substrate correction is recommended for:
Metal using 30-second equivalent standard (Time Corrected) mode readings.
None using quick mode readings.
Substrate correction is not needed for:
Brick, Concrete, Drywall, Plaster, and Wood using 30-second equivalent standard (Time Corrected) mode readings
Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings
THRESHOLDS:

30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results corrected for substrate bias on metal substrate only	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 0.9 1.0 1.0
QUICK MODE READING DESCRIPTION	**SUBSTRATE**	**THRESHOLD (mg/cm^2)**
Readings not corrected for substrate bias on any substrate	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:
This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 mCi initial strength.
OPERATING PARAMETERS:
Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.
XRF CALIBRATION CHECK:
The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate.

The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.02 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th Floor *Reading*) / 6 - 1.02 mg/cm²

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use either the Quick Mode or 30-second equivalent standard (Time Corrected) Mode readings.

RMD LPA-1, PCS Edition 5 Page 3 of 4

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm^2 lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm^2 lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm^2 and none of the quick mode readings were less than 1.0 mg/cm^2. The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model. RMD LPA-1, PCS Edition 5 Page 4 of 4

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm^2)	PRECISION* (mg/cm^2)
0.0 mg/cm^2	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm^2	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm^2	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm^2	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this *XRF Performance Characteristics Sheet* did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD. A HUD document titled *A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression* provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/offices/lead.

This XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.*

Evaluation of XRF Testing - Performance Characteristic Retest Protocol

XRF: LPA-1, S/N 1793
Location: **Dry Doc Pub Portland Maine** Inspection Date: **10/15/2012**

The following is part of a QA/QC program evaluating XRF testing readings. Proceedure folling described in Performance Characteristics Sheet Date October 25, 2006, Edition No. 5 for RMD LPA - 1

	(a) Reading N	(b) nitial Resul	(c) Reading N	(d) nitial Resul	(e) Average (b	(f) (e) ^{2}
	7	-0.1	96	-0.2	-0.15	0.02
	8	0.0	97	-0.1	-0.05	0.00
	9	-0.1	98	-0.1	-0.1	0.01
	10	-0.3	99	-0.2	-0.25	0.06
	18	-0.1	100	-0.2	-0.15	0.02
	19	-0.1	101	-0.1	-0.1	0.01
	20	-0.1	102	0.0	-0.05	0.00
	21	-0.3	103	-0.1	-0.2	0.04
	26	-0.1	104	0.0	-0.05	0.00
	27	-0.1	105	-0.1	-0.1	0.01
totals		-1.3		-1.1	0	0.185
Averages		-0.13		-0.11	0	0.02
		(g)		(h)		(f)

Difference between (g)&(h)= 0.02

C=total (f) 0.19

2.Retest Tolerance Limit = 0.30

Cx0.0072= 0.00 D

D + 0.032= 0.03 E

Square Root of E = 0.18 F

0.30

3. If the difference between (g) and (h) is less than the Retest Tolerance Limit, the inspection has passed the retest.

RMD LPA-1 XRF
Calibration Check Results

Company Name : **Community Concepts**
Company Address **240 Bates St**
Town, State, Zip **Lewiston Maine**
Inspection Adress **Dry Dock Pub**
Portland Maine
XRF S/N : **1793**
XRF Model : **RMD LPA-1**

Inspector **Andrew Watson**
License # **LR-0396**
Date : **10/15/2012**

NIST SRM : **1.0**
Calibration Check Tolerance **Plus or minus 0.3 mg/cm2**

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.8	0.8	0.9	0.8	-0.17

Second Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.7	0.8	0.9	0.8	0.80

Calibration Check Tolerance: plus or minus 0.3 mg/cm2

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
-0.2	-0.1	-0.2	-0.2	-0.17

Second Calibration Check:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
-0.2	-0.2	-0.1	-0.2	-0.17

If the difference of the calibration check average for the first NIST SRM film value is greater than the specified calibration check tolerance for this device, consult the manufacturer's recommendations to bring the instrument back into control. Retest all testing combinations tested since the last successful calibration check test.

EXISTING DECK

on Fit up permit

DEMO 2 WASHROOMS

UP

Not new

LEGEND

EXISTING

REMOVE

NEW

None

RECEIVED

OCT 2 2 2012

Dept. of Building Inspections
City of Portland Maine

6 Custom House Wharf	1/8" = 1'-0	1st Floor Demolition Drawing

All window removal on Fit up permit

HVAC

REMOVE FLOOR FOR STAIRWELL

MOVE EXISTING HVAC

DN

LEGEND

EXISTING

REMOVE

NEW

None

6 Custom House Wharf | 1/8" = 1'-0 | 2nd Floor Demolition Drawing

From file

EDGE OF PARKING LOT

96" CLR. WIDE OPNG.
(STRIPED) TO PARKING LOT
(COMMERCIAL ST.)

11'-9" CLR.

EGRESS WIDTH REQ'D (NO SPRINKLER) = 72.4 IN.
EGRESS WIDTH PROVIDED = 141 IN.

TOTAL OCCUPANT
REAR WHARF ARE

EDGE OF
WOOD WHARF

1/2 OL = 362 PERSONS

OUTDOOR CAFE (ASSEME
OL = 250 PERSONS
WOOD WHARF
EXITWA

48'

BLDG. "A"

48'

22'-10"

HARBOUR'S EDGE REST.

COMEDY
CONNECTION

PORT HOLE TAVERN

SEABA

84'

60'

98'-8"

FF - ASSEMBLY (A2) = 3,961 S.F.
OL = 242 PERSONS MAX.

FF - ASSEMBLY (A2) = 2,880 S.F.
OL = 157 PERSONS

FF - ASSEMBLY (A2) = 3,284 S.F.
OL = 67 PERSONS

PASSAGE

SIDEWALKS

52'-4 1/2"

CUSTOM HOUSE W

SIDEWALK
CANOPY

HARBOR FISH MARKET

FF - BUSINESS = 7,360 S.F.
OL = 73.6 PERSONS

SEABAGS

36'

20'

40'

63'

22'

19'

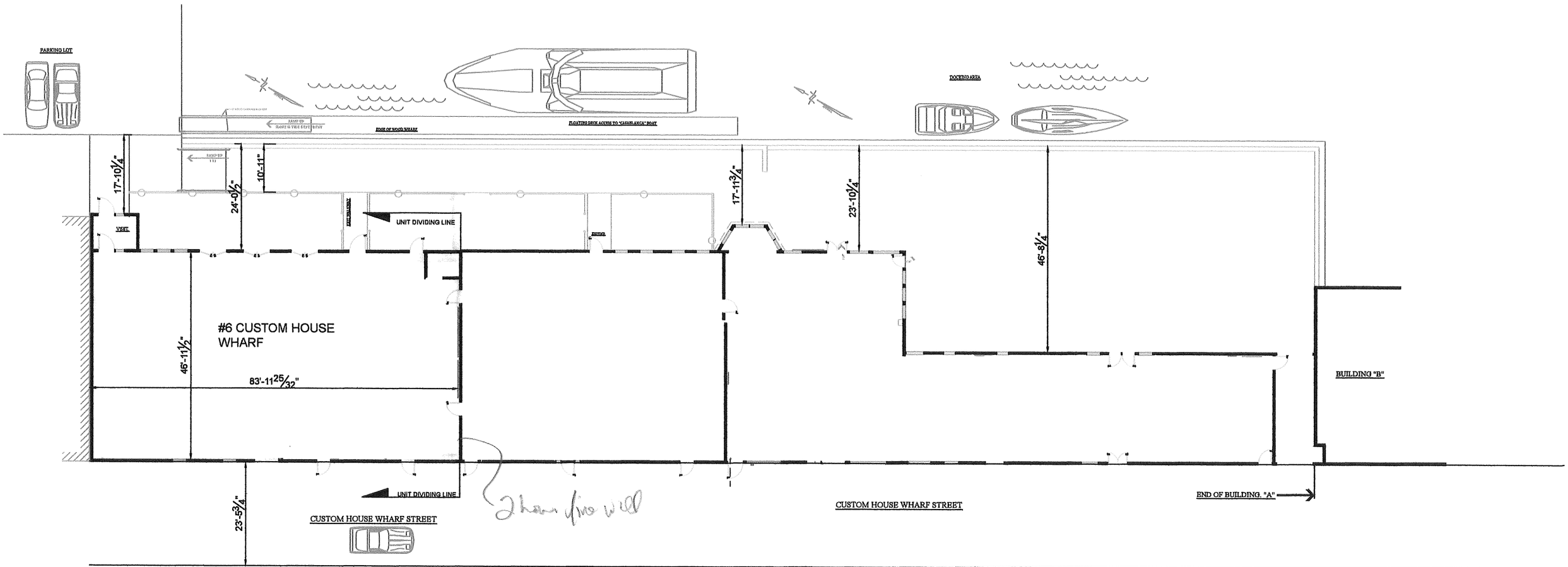
12'

50'

43'

26

NO EXIT TO THIS SIDE



Harraseeket Fish Market

CUSTOM HOUSE WHARF LOT PLAN