

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that Buckstar LLC

Located At 178 MIDDLE ST

Job ID: 2012-07-4419-ALTCOMM

CBL: 032-1-001-001

has permission to Renovate interior office on 5th Floor

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 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

Fire Prevention Officer

 08/24/12  
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](mailto: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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4419-ALTCOMM

Located At: 178 MIDDLE ST

CBL: 032- I-001-001

## **Conditions of Approval:**

### **Zoning**

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.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. The occupancy shall comply with City Code Chapter 10 upon inspection. See the approved plan of action for basement through the 4<sup>th</sup> floors. All work to be completed by September 1, 2012.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. The building requires a fire alarm system. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
5. The fire alarm system shall comply with the City of Portland Fire Department Rules & Regulations. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
6. 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.
7. Sprinkler system installation shall be in accordance with NFPA 13. A letter of compliance is required.
8. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
9. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
10. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
11. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
12. The building requires a Knox Box.
13. Fire extinguishers are required per NFPA 1.
14. All means of egress to remain accessible at all times.

15. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
16. Any cutting and welding done will require a Hot Work Permit from Fire Department.
17. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
18. A single source supplier should be used for all through penetrations.

## **Building**

1. Application approval based upon information provided by the applicant or design professional, including revisions as dated received. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
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.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4419-ALTCOMM	Date Applied: 7/9/2012	CBL: 032-1-001-001	
Location of Construction: 178 MIDDLE ST - 5 <sup>th</sup> floor	Owner Name: BUCKSTAR, LLC	Owner Address: 100 SILVER ST PORTLAND, ME 04101	Phone: 774-1855
Business Name:	Contractor Name: GOULET & SONS - Abigail Cassidy	Contractor Address: 17A HILLSIDE AVE OLD ORCHARD BEACH MAINE 04064	Phone: (207) 934-3181 347-4453
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use:  Retail/restaurant on first floor with offices above	Proposed Use:  Same: retail/restaurant on 1 <sup>st</sup> floor with offices above - to make alterations for 5 <sup>th</sup> floor tenant as per plans	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: 8/22/12 Signature: <i>[Signature]</i> (58) Approved w/ conditions Denied N/A	Inspection: Use Group: B Type: 3B IBC-2009 Signature: <i>[Signature]</i> 8/23/12
Proposed Project Description: interior office renovations 5th Floor		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj ___ Min ___ MM ___ Date: <i>[Signature]</i> 7/12/12	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date: <i>[Signature]</i>	<b>Historic Preservation</b> <u>within</u> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>[Signature]</i>
	<b>CERTIFICATION</b>  <i>[Signature]</i> 7/12/12  <i>[Signature]</i> 7/12/12  <i>[Signature]</i> 7/12/12		

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

## Exhibit A: BUCKSTAR, LLC: 178 Middle Street - 5<sup>th</sup> Floor

### Door Schedule

- 101 No Change
- 102 3'-0" – 7'-0" RH Hinge Solid Birch
- 103 3'-0" – 7'-0" RH Hinge Solid Birch
- 104 3'-0" – 7'-0" RH Hinge Solid Birch
- 105 AS IS
- 106 3'-0" – 7'-0" LH Hinge Solid Birch (+/- 9" side light aluminum frame – baseboard 4")
- 107 3'-0" – 7'-0" RH Hinge Solid Birch
- 108 3'-0" – 7'-0" RH Hinge Solid Birch (16" side light on left – baseboard 4")
- 109 AS IS
- 110 3'-0" – 7'-0" RH Hinge Solid Birch (16" side light on left – baseboard 4")

ALL DOORS ARE KNOCKDOWNS!



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: mastercard, Check Number: 857

**Tender Amount:** 100.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 7/9/2012

**Receipt Number:** 45765

## Receipt Details:

Reference ID:	7190	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-07-4419-ALTCOMM - interior office renovations			
Additional Comments: 178 Middle, Buckstar LLC			

**Thank You for your Payment!**



# General Building Permit Application

2012 07 4419

66 B-3

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: <u>17B Middle Street, Portland, ME 04101- 5th Floor</u>		
Total Square Footage of Proposed Structure/Area <u>1- <del>135 feet of wall</del> 135 feet of wall</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>I-1111</u> Lot# <u>001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Buckstar, LLC</u> Address <u>100 Silver Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-774-1885</u>
Lessee/DBA (if applicable)  <b>RECEIVED</b> <b>JUL 09 2012</b> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7500</u> C of O Fee: \$ _____ Total Fee: \$ _____
	Current legal use (i.e. single family) <u>Office</u> If vacant, what was the previous use? <u>Office</u> Proposed Specific use: <u>Office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>135 feet of 2x4 Steel stud wall, 5/8th fine Code Sheet rock, both sides</u> <u>All interior work.</u>	
Contractor's name: <u>Groulet + Sons - owner John Groulet - President</u> Address: <u>17A Hillside Ave.</u> City, State & Zip <u>Old Orchard Beach, ME 04064</u> Telephone: <u>207-934-3181</u> Who should we contact when the permit is ready: <u>Abigail Cassidy</u> Telephone: <u>207-347-4453</u> Mailing address: <u>100 Silver Street Portland, ME 04101</u>		

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](http://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: Abigail Cassidy Date: 6/27/12

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



Assessor's Office | 389 Congress Street | Portland, Maine 04101 Room 115 | (207) 874 8486

[City](#)
[Forms](#)
[Equities](#)
[Exemptions](#)
[Fees](#)
[General](#)
[Index](#)

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:****Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city services a-z](#)[browse facts and links a-z](#)

**CBL** 032 I001001  
**Land Use Type** OFFICE & BUSINESS SERVICE  
**Property Location** 178 MIDDLE ST  
**Owner Information** BUCKSTAR LLC  
 100 SILVER ST  
 PORTLAND ME 04101  
**Book and Page** 15885/284  
**Legal Description** 32-I-1  
 MIDDLE ST 178-182  
 EXCHANGE ST 58-64  
 4503 SF  
**Acres** 0.103

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	4744	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		BUCKSTAR LLC
<b>LAND VALUE</b>	\$225,100.00	
<b>BUILDING VALUE</b>	\$1,738,100.00	100 SILVER ST
<b>NET TAXABLE - REAL ESTATE</b>	\$1,963,200.00	PORTLAND ME 04101
<b>TAX AMOUNT</b>	\$35,887.30	

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

**Building Information:**

**Building 1**  
**Year Built** 1900  
**Style/Structure Type** DOWNTOWN ROW  
**# Units** 1  
**Building Num/Name** 1 - STARBUCKS COFFEE / STONEWALL  
**Square Feet** 26910

[View Sketch](#)[View Map](#)[View Picture](#)**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 4485  
**Use** SUPPORT AREA  
**Height** 7  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 1725  
**Use** RETAIL STORE  
**Height** 14  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** CENTRAL

**Building 1**  
**Levels** 01/01  
**Size** 2760  
**Use** RETAIL STORE  
**Height** 14  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** CENTRAL

**Building 1**  
**Levels** 02/02  
**Size** 4485  
**Use** MULTI-USE OFFICE  
**Height** 10  
**Walls** BRICK/STONE



100 SILVER STREET • PORTLAND • MAINE • 04101 • (207) 774-1885

COMMERCIAL PROPERTIES MANAGEMENT INC.

100 Silver Street  
Portland, Maine 04101

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101

DRAFT  
ONLY

**Subject: Buckstar, LLC**  
**178 Middle Street**  
**Portland, Maine**

Dear Mr. Wallace:

Please find enclosed with this letter, the proposed renovation plans for 178 Middle Street generated by E.S. Coffin Engineering & Surveying. As discussed, these plans depict the renovation of the fifth floor as well as work required on the remaining floors in order to correct existing code violations stated in your violation report dated July 24, 2012. The proposed renovations and violation work have been agreed to be completed in two separate phases with the first phase concentrating on the fifth floor and core of the building and the second phase consisting of the remaining work. The following is a list of items to be completed in each of the phases:

Phase I – Fifth Floor and Core Work

- Construct all of the renovation work to the fifth floor as shown on the drawings including but not limited to enclosing the existing stairwell with a 1-hr fire rated enclosure, reconfiguring the sprinkler system for the new office layout, and installing emergency lighting, exit signage and fire alarm system devices.
- Remove the existing door at the bottom of the Stair A on the fourth floor.
- Install a new fire rated door on the fourth floor to enclose Stair A with magnetic hold openers with smoke detection releases on each side.
- Install a new fire rated door on the fourth floor to separate the bathrooms from Stair A.
- Install a new fire rated door on the third floor to enclose Stair A with magnetic hold openers with smoke detection releases on each side.
- Replace the existing storefront door in the first floor lobby with a new fire rated door.
- Install a new fire alarm system capable of supporting the entire building and replace the existing devices to match the proposed system, install the devices on the fifth floor, install a sprinkler valve monitor, and install missing fire alarm devices within the common areas on each floor.



100 SILVER STREET • PORTLAND • MAINE • 04101 • (207) 774-1885

- Have the installed fire alarm system inspected annually and monitored.
- Inspect and replace as needed all of the existing emergency lights throughout the building.
- Install emergency lights and exit signage within the common areas of each floor.
- Install floor identification signs on each floor within each stair.
- Confirm that the existing wood doors off from Stair A meet a 1-hr fire rating. If the doors do meet the rating, install a closer on each door. If the doors do not meet the rating, replace the door with a 1-hr fire rated wood door and frame.

#### Phase II – Remaining Building Work

- Install the remainder of the fire alarm system devices as shown on the plans for each tenant space on each floor.
- Infill any openings within the fire rated wall enclosure around Stair A on each floor so that the walls are continuous from the floor to the underside of the floor sheathing above or to an existing fire rated gypsum sheathing above. Any penetrations through the wall need to be sealed with fire caulking.

We propose to conduct the Phase I work immediately after receiving a permit from the City. We also agree that the remaining work outlined in Phase II will be completed within 12 months of the permit issuance or sooner if existing tenants move out of their spaces.

If you have any questions, please feel free to get in contact with me.

Sincerely,

---

## Equipment and Investment Summary

### Site Information

**Customer:** BUCKSTAR, LLC (0350B)  
**Address:** 178 MIDDLE ST  
**City, State Zip:** PORTLAND, ME 04101  
**Bus. Phone:** (207) 774-1885

### Billing Information

BUCKSTAR, LLC (0350B)  
C/O COMMERCIAL PROPERTIES  
PORTLAND, ME 04101  
(207) 774-1885

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### Equipment List For: Phase 1 Add-on to Original Design

<u>Quantity</u>	<u>Description</u>
1	Altronix AL800ULADA 12/24V,8A,POWER SUPPLY
1	Fire Lite 6 FORM C RELAYS
2	RELAY SPDT IN METAL ENCLOSURE
3	BOSCH DOORHOLDER 24/110V FLOOR MNT
3	FIRE LITE ADDRESS P/E SMOKE DETECT W/BSE
4	Battery, 12V 12AH SLA
8	System Sesnor Strobe, red
10	System Sensor Horn/Strobe with selectable strobe settings, red
300	16/4 Solid Unshielded FPLP/CL2P/C(UL)/Red
300	14/2 SOL FPLP 1M RL RED

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Sub Total Installation Cost:	\$6,204.00
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### Recurring Services:

Extended Service Plan	\$23.00
Addition to Annual Inspections	\$13.00

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Sub Total Monthly Charge:	\$36.00
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**Scope of Work** This quote and the original equipment installation job is my understanding from Ben Wallace the minimum required for the fire alarm system to get the occupancy for the 5<sup>th</sup> floor. The phased approach will be spelled out in a scope of work and reviewed during the fire alarm permitting. If approved the remainder of the installation must be completed within 1 year. See additional quote for the completion phase. Protection 1 has made reasonable effort to engineer a system meeting NFPA guidelines, based on our best understanding and Customer's information. Local AHJ may require additions, for which Protection 1 reserves the right to issue a change order.

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<b><u>Total Installation Cost:</u></b>	<b>\$6,204.00*</b>
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<b><u>Total Monthly Recurring Services Charges:</u></b>	<b>\$36.00*</b>
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\* Plus applicable Tax



*A Proposal for*

**BUCKSTAR, LLC (0350B):**

**Completion Phase of Buildings Fire Alarm System**

*Presented By: Robin Russell  
207-332-6156*

*Presented On August 14, 2012*

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## Equipment and Investment Summary

	<u>Site Information</u>	<u>Billing Information</u>
<b>Customer:</b>	BUCKSTAR, LLC (0350B)	BUCKSTAR, LLC (0350B)
<b>Address:</b>	178 MIDDLE ST	C/O COMMERCIAL PROPERTIES
<b>City, State Zip:</b>	PORTLAND, ME 04101	PORTLAND, ME 04101
<b>Bus. Phone:</b>	(207) 774-1885	(207) 774-1885

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**Equipment List For:** Completion Phase

<u>Quantity</u>	<u>Description</u>
4	FIRE LITE ADDRESS P/E SMOKE DETECT W/BSE
11	FIRE LITE PULL STATION ADDRESSABLE
14	System Sensor Strobe, red
19	System Sensor Horn/Strobe with selectable strobe settings, red
300	16/4 Solid Unshielded FPLP/CL2P/C(UL)/Red
300	14/2 SOL FPLP 1M RL RED

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Sub Total Installation Cost:	\$8,666.00
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**Recurring Services:**

Extended Service Plan	\$28.00
Addition to Annual Inspections	\$15.00

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Sub Total Monthly Charge:	\$43.00
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**Scope of Work** This quote is to complete the remainder of the buildings fire alarm system. Protection 1 has made reasonable effort to engineer a system meeting NFPA guidelines, based on our best understanding and Customer's information. Local AHJ may require additions, for which Protection 1 reserves the right to issue a change order.

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<b><u>Total Installation Cost:</u></b>	<b>\$8,666.00*</b>
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<b><u>Total Monthly Recurring Services Charges:</u></b>	<b>\$43.00*</b>
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\* Plus applicable Tax

**Inspection Information:**

Inspection date . . : 6/20/12  
Inspection type . . : CITY LICENSE INSPECTION  
Inspector 1 name . . : JOHN R. MARTELL  
Inspecting station : Fire HQ  
Inspecting shift . . : Staff 10 hrs  
Inspecting apparatus: C41

**Property Information:**

Property number . . : 652  
Property name . . . : GOOD NEWS BARGAINS  
Address . . . . . : 0038 PORTLAND ST, PORTLAND ME 04101  
Phone number . . . : 000-423-0913  
Contact person . . : DAVID PERKINS  
Phone number . . . : 207-423-0916

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**\*\* VIOLATIONS \*\***

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Violation number . . : 1  
Violation class . . : FIRE DOORS  
Violation type . . : 1-HOUR FIRE DOORS ASSEMBLIES REQUIRED  
Location . . . . . : 1 HR FIRE DOOR WITH SELF CLOSING HINGES  
NEEDED FOR BASEMENT DOOR  
Compliance date . . : 7/23/12  
Compliance remedy . : Per City Ordinance

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**CITY OF PORTLAND**

06/21/12

GOOD NEWS BARGAINS  
DAVID PERKINS  
0038 PORTLAND ST  
PORTLAND, ME 04101

Dear Owner/Manager/Occupant,

The Portland Fire Department recently conducted an inspection of your property located at 0038 PORTLAND ST to ensure compliance with state and local fire safety regulations. See attached violation notice. While conducting this inspection, we identified life safety code violations as more particularly described in the attached violation notice. See attached.

You have until thirty-two (32) days from the date of this notice to correct the violations outlined in the attached notice. If the corrections cannot be accomplished by this date, please contact the Fire Prevention Office at (207) 874-8400 upon receipt of this notice to discuss the matter and the process to submit a Plan of Action for addressing these safety issues.

Please note that one (1) follow-up inspection will be done to ensure that your property is brought into compliance. Should any additional inspections be required you will be charged \$75.00 for each re-inspection. See Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-25.2 available online at [www.portlandmaine.gov](http://www.portlandmaine.gov).

If all of the violations cited above have not been corrected by the above referenced compliance date, or the date contained within a Plan of Action approved by the Portland Fire Department, this matter will be referred to the City of Portland Corporation Counsel for legal action and possible civil penalties as provided for in Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-25 and in Title 30-A M.R.S.A.

This is an appealable decision pursuant to Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-23. As such, you have ten (10) days from the date of this notice to appeal to the Board of Appeals. See Portland City Code, Ch. 10 § 10-23.

Thank you in advance for your prompt attention to this matter. Please contact us at [fireinspector@portlandmaine.gov](mailto:fireinspector@portlandmaine.gov) or (207) 874-8400 with any questions.

Sincerely,

The Portland Fire Department



**Benjamin Wallace - FW: Please see attached**

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**From:** "Daniel M. Catlin" <dan.catlin@comprop-1.com>  
**To:** "Benjamin Wallace" <wallaceb@portlandmaine.gov>  
**Date:** 8/15/2012 9:03 AM  
**Subject:** FW: Please see attached  
**Attachments:** Add-on to Original Quote - Phase 1.pdf; Completion Phase Quote.pdf

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Ben, Just to confirm, the above scope meets your approval. If so I shall execute and get the upgrade started ASAP. Thanks, Dan

---

**From:** Robin Russell [mailto:RobinRussell@ProtectionOne.com]  
**Sent:** Tuesday, August 14, 2012 8:50 PM  
**To:** Daniel M. Catlin  
**Cc:** Timothy C. Parent  
**Subject:** Please see attached

Dan,

I've attached two quotes for a phased approach to the fire alarm installation at 178 Middle Street. The first quote Phase 1 along with the original job is my understanding from Ben Wallace a minimum fire alarm installation to get the occupancy for the 5<sup>th</sup> floor. The second quote Completion Phase will need to be completed within 1 year. The review and approval for the phased approach will be completed during the fire alarm permitting process.

Let me know if you have any questions; I'm working on the fire alarm permit documents which will be for the entire buildings system. The permit will be open until the system is completely installed. Let me know if you decide on the phased approach or would rather move forward with the entire buildings installation.

[www.protection1.com](http://www.protection1.com)

**Robin Russell**  
Executive Commercial Security Consultant  
Portland ME Branch  
Direct: 207-347-5327  
Fax: 207-772-7355  
[rrussell@protectionone.com](mailto:rrussell@protectionone.com)





*A Proposal for*

**BUCKSTAR, LLC (0350B):**

**Phase 1 Add-on to Original Fire Alarm Installation**

*Presented By: Robin Russell  
207-332-6156*

*Presented On August 14, 2012*

Program: FP322L

by Property Report

FIRE PREVENTION

```

=====
Property address          Property name          Property number
  Inspection type        Date      Inspector
    Seq. Violation class Violation type      Reference    Target    Actual
      Location(s)                                date      date
=====

```

0178 MIDDLE ST, PORTLAND ME 04101

STONEWALL

234903-000-000

PERMIT INSPECTION

7/23/12 BENJAMIN WALLACE JR, Fire HQ, Enter Shift Code

Seq.	Violation class	Violation type	Reference	Target date	Actual date
1	Fire Equipment	Fire alarm inspection sticker requi		8/24/12	0/00/00
2	FIRE PROTECTION EQUIPMENT	FIRE ALARM SYSTEM REQUIRED		8/24/12	0/00/00
	NO PULL STATIONS; INSUFFICIENT OCCUPANT NOTIF; ICATION; SPRINKLER VALVES NOT SUPERVISED				
3	FIRE PROTECTION EQUIPMENT	FIRE ALARM SYSTEM SUPERVISION REQUI		8/24/12	0/00/00
	VERIFY FIRE ALARM SYSTEM IS MONITORED BY AN; APPROVED REMOTE OR CENTRAL STATION.				
4	MERCANTILE & BUSINESS	ILLUMINATION OF MEANS EGRESS		8/24/12	0/00/00
	REAR STAIR: SOME LIGHTS OUT				
5	MERCANTILE & BUSINESS	PROTECTION OF VERTICAL OPENINGS		8/24/12	0/00/00
	EXIT STAIRS TO HAVE 1-HOUR SEPARATION. ONE-; HOUR FIRE DOOR ASSEMBLIES REQUIRED.				
6	MERCANTILE & BUSINESS	DOORS		8/24/12	0/00/00
	THE DOOR AT THE BOTTOM OF THE STAIR FROM THE; 4TH TO THE 5TH FLOOR DOES PROVIDE A LANDING				

Violation Summary:

Open	Closed	Total
6	0	6

## Benjamin Wallace - Re:

---

**From:** Benjamin Wallace  
**To:** dan.catlin@comprop-1.com  
**Date:** 8/22/2012 3:05 PM  
**Subject:** Re:  
**Attachments:** Benjamin Wallace.vcf

---

Hi Dan,  
I only need one correction. To phase II add confirm rating of stair B enclosure and fire door assemblies; replace or repair as required. I'll get the permit back over to City Hall as soon as you send me the amended, signed plan.  
Thanks,

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)874-8400  
wallaceb@portlandmaine.gov

>>> "Daniel M. Catlin" <dan.catlin@comprop-1.com> 8/15/2012 12:04 PM >>>  
Ben, If this draft works for you on the phasing I will prepare a complete package of the above letter, fire alarm contract, and the Coffin floorplan's as exhibit "A". Thanks, Dan

*Note: As of August 31, 2010 my old e-mail address, "dcatlin@comprop-1.com" will no longer accept messages please use my new address, "dan.catlin@comprop-1.com" Please accept my apologies in advance if this change causes you any inconvenience. And of course please call me anytime.*

*Best Regards,*  
*Commercial properties, Inc.*  
*100 Silver Street*  
*Portland, Maine 04101*  
*Daniel M. Catlin, CEO*  
[dan.catlin@comprop-1.com](mailto:dan.catlin@comprop-1.com)

**Benjamin Wallace - RE: 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM**

---

**From:** Benjamin Wallace  
**To:** 'Benjamin Murray'; acassidy@comprop-1.com; dan.catlin@comprop-1.com  
**Date:** 8/7/2012 10:57 AM  
**Subject:** RE: 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM  
**CC:** 'Richard McGoldrick'  
**Attachments:** Benjamin Wallace.vcf

---

Hi Dan,  
 Couple of quick comments:

1. The stair identification signage shall be located within the stair enclosure at each floor landing and visible when the door is in the open or closed position.
2. The door from Unit 4-2 directly into stair A needs to swing into the stair enclosure. As you approach to leave the hinges should be on the left and the lever on the right.
3. You may want to post signs on the doors into Stair B that state "EMERGENCY EXIT ONLY" since the doors don't provide re-entry onto the floor once you enter and the stair discharges into the back alley.
4. All door assemblies into the exits must be 1-hour fire rated. Existing doors will require inspection by a certified or approved door inspector. Chuck Noble is the only one I know of around here but there may be others. His number is 490-2500.
5. I need to know if you determined if the entire building is sprinklered and if not is the ground floor sprinklered throughout?
6. I'm not reviewing design of the fire alarm system as a part of this. That is a separate review.

I'll try to give you a call this afternoon around 2:30 or 3.

Thanks,

Lt. Benjamin Wallace Jr.  
 Fire Prevention Officer  
 Portland Fire Department  
 380 Congress Street  
 Portland, Maine 04101  
 (207)874-8400  
 wallaceb@portlandmaine.gov

>>> "Daniel M. Catlin" <dan.catlin@comprop-1.com> 8/6/2012 10:12 PM >>>

Thanks Ben, If Ben Wallace or anybody else from the city has any questions I will also be in the office in the morning. Thanks, Dan Catlin 841-2702

---

**From:** Benjamin Murray [mailto:BMurray@coffineng.com]  
**Sent:** Monday, August 06, 2012 1:10 PM  
**To:** 'acassidy@comprop-1.com'; dan.catlin@comprop-1.com; 'Benjamin Wallace'  
**Cc:** 'Chris Pirone'; 'Tammy Munson'; 'Richard McGoldrick'  
**Subject:** 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM

Here are our plans showing the renovation of the 5th floor and addressing the issues stated in the violation report. Please review and get back to me with any questions or concerns. Thanks.

**Benjamin E. Murray, P.E.**

Project Engineer  
E.S. Coffin Engineering & Surveying, Inc.  
P.O. Box 4687 432 Cony Road  
Augusta, Maine 04330  
(207) 623-9475 Phone  
1-800-244-9475 Toll Free  
(207) 242-1119 Cell  
(207) 623-0016 Fax  
bmurray@coffineng.com  
<http://www.coffineng.com/>



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**Benjamin Wallace - RE: 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM**

---

**From:** Benjamin Wallace  
**To:** dan.catlin@comprop-1.com  
**Date:** 8/1/2012 4:33 PM  
**Subject:** RE: 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM  
**CC:** 'Richard McGoldrick'; Chris Pirone; Tammy Munson; acassidy@comprop-1....  
**Attachments:** Benjamin Wallace.vcf

---

Hi Dan and Abby,

So here's what we can do.

Before the permit is approved:

- Updated the permit for the 5th floor showing enclosure of the top of the stairs with the necessary landings on both sides of the fire door, and include removing the door that separates the stair down from the 5th floor at the 4th floor landing, and installing the new fire door to separate the 4th floor landing from the corridor. Please submit scalable plans.

Before occupancy of the 5th floor:

1. Fire alarm and electrical permits need to be pulled and the fire alarm system needs to be brought to code . I spoke with Robin from P-One this afternoon so he knows what's needed.
2. Any necessary sprinkler permits pulled and all work and sprinkler system upgrades for the 5th floor permit completed with documentation provided.
3. All normal lighting, emergency lighting, and EXIT signs for the stairs and the 5th floor installed and operational and all stairwell signage installed .
4. Include the scalable plan for separation of the remainder of the stairwells.

The Fire Department is willing to consider a plan of action for the stairs to be enclosed and protected as follows:

1. Occupied floors first (ASAP - give a finish date).
2. Unoccupied and empty floors either prior to the floors being occupied or at a specific date (give a finish date), which ever comes first.

I'll be in tomorrow (Thursday) and than Monday. I'll do my absolute best to get my review turned around as soon as I receive the required documentation.

Thanks,

Lt. Benjamin Wallace Jr.  
 Fire Prevention Officer  
 Portland Fire Department  
 380 Congress Street  
 Portland, Maine 04101  
 (207)874-8400  
 wallaceb@portlandmaine.gov

>>> "Daniel M. Catlin" <dan.catlin@comprop-1.com> 7/26/2012 1:50 PM >>>

Ben, Attached above please find a quote from Protection One for a new fire alarm for 178 Middle Street. They

promised to start the permit process today, and would start the job this Friday if you allow them to. Also attached is executed contract from Freedom Fire to bring the 5<sup>th</sup> floor fire sprinkler up to code which is starting today and will be completed tomorrow. I have also hired Ben Murray from Coffin Engineering in Augusta to draw and spec the fire door and enclosure at the top of the 5<sup>th</sup> floor staircase, which I have agreed to construct along with the 5<sup>th</sup> floor build out. As soon as he has a draft he will send along for your approval. I have also asked him to do a door and closure schedule for the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors and would ask that you would allow us do refit those items as we sign leases for those vacant spaces. Abby is also ordering the staircase signs for each floor of both the North and South staircases. I hope that the two attached above, work scopes and schedules are enough to allow you to issue Buckstar, LLC the building permit for our 5<sup>th</sup> floor renovations. We have signed a lease with a tenant to take +/- 50% of the 5<sup>th</sup> floor and would very much like to accommodate the timing needed as to not to be in default of the lease. If there is anything else I need to do, please let me know. Thanks, Dan Catlin 841-2702

---

**From:** Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]  
**Sent:** Monday, July 23, 2012 5:30 PM  
**To:** dan.catlin@comprop-1.com  
**Cc:** Chris Pirone; Tammy Munson  
**Subject:** 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM

Hi Dan,

I just printed off a copy for the permit. The enclosure of the stair will have to be 1-hour rated construction with a 1-hour rated fire door assembly. Please send along the detail on the wall and the ceiling assemblies you'll be using to achieve 1-hour fire resistance at the top of the stair with the UL number. If you're not sure where to find this you can look up the Fire Resistance Design Manual put out by the Gypsum Association on the internet. It's free to download. If that doesn't work for you we have a copy here in the office you're welcome to browse and make select copies of.

Now here's the bad news. I was hoping there was an exception for the existing opening protectives (fire doors and windows) in the exit enclosures (stairs) since the building was not a high-rise and had an automatic sprinkler system. Unfortunately there is not. The code does not permit windows in an exit enclosure and the doors have to be 1-hour rated assemblies, unless the doors are existing 45-minute door assemblies. Also stair signage is required at each of the stair landings. An example of the required signage is attached.

So where to go from here?

1. Get the fire alarm system inspected for compliance with the Life Safety Code. Right now it does not appear to have been inspected since at least 2009 and it's deficient in occupant notification appliances, missing a manual pull station and fire alarm annunciator at the main entrance/exit, and you need to verify it's being properly monitored by a remote or central station.
2. Have the sprinkler company inspect the sprinkler system to verify the entire building is sprinklered. If not you'll need to add sprinkler coverage or manual pull stations to the fire alarm system.
3. Ensure the fire alarm system supervises the sprinkler system properly including the water flow and control valve(s).

When you've done this and we have an approved plan of action from the owner to address the fire alarm and sprinkler systems and take care of the doors, windows and signage for the stairs on floors 1 - 4, the Fire Department can approve the 5th floor permit. All of the work on the 5th floor, including adding horn/strobes on the 5th floor and enclosing the top of the stair, will have to be completed and satisfactory progress made towards the rest of the plan of action before the tenant can move onto the 5th floor. The fire alarm company will have to pull a fire alarm permit also.

If the owner wants to add magnetic hold opens where appropriate for the fire doors please remember that will require system smoke detection at each of those doors which will likely require replacement of the fire alarm system.



## **Benjamin Wallace - RE: 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM**

---

**From:** Benjamin Wallace  
**To:** dan.catlin@comprop-1.com  
**Date:** 8/1/2012 4:33 PM  
**Subject:** RE: 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM  
**CC:** 'Richard McGoldrick'; Chris Pirone; Tammy Munson; acassidy@comprop-1....  
**Attachments:** Benjamin Wallace.vcf

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Portland, Maine 04101  
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wallaceb@portlandmaine.gov

>>> "Daniel M. Catlin" <dan.catlin@comprop-1.com> 7/26/2012 1:50 PM >>>

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---

**From:** Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]  
**Sent:** Monday, July 23, 2012 5:30 PM  
**To:** dan.catlin@comprop-1.com  
**Cc:** Chris Pirone; Tammy Munson  
**Subject:** 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM

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One last thing; please beware that work is not suppose to be going on prior to the permit being issued. Please inform the contractor so that the Inspections Department does not have to issue a stop work order.

Let me know if you need more information.

Stay Safe,

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)874-8400  
wallaceb@portlandmaine.gov

>>> "Daniel M. Catlin" <dan.catlin@comprop-1.com> 7/23/2012 3:50 PM >>>

Ben, Attached above is the scaled floor plan that you asked for showing the modifications, thanks for your site visit today. Dan

*Note: As of August 31, 2010 my old e-mail address, "dcatlin@comprop-1.com" will no longer accept messages please use my new address, "dan.catlin@comprop-1.com" Please accept my apologies in advance if this change causes you any inconvenience. And of course please call me anytime.*

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Commercial Properties, Inc.  
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[dan.catlin@comprop-1.com](mailto:dan.catlin@comprop-1.com)

**Benjamin Wallace - 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM**

---

**From:** Benjamin Wallace  
**To:** dan.catlin@comprop-1.com  
**Date:** 7/23/2012 5:29 PM  
**Subject:** 178 Middle St FLR 5 permit 2012-07-4419-ALTCOMM  
**CC:** Chris Pirone; Tammy Munson  
**Attachments:** Stair signage example.pdf; Benjamin Wallace.vcf

---

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Stay Safe,

Lt. Benjamin Wallace Jr.  
Fire Prevention Officer  
Portland Fire Department  
380 Congress Street  
Portland, Maine 04101  
(207)874-8400  
wallaceb@portlandmaine.gov

>>> "Daniel M. Catlin" <dan.catlin@comprop-1.com> 7/23/2012 3:50 PM >>>

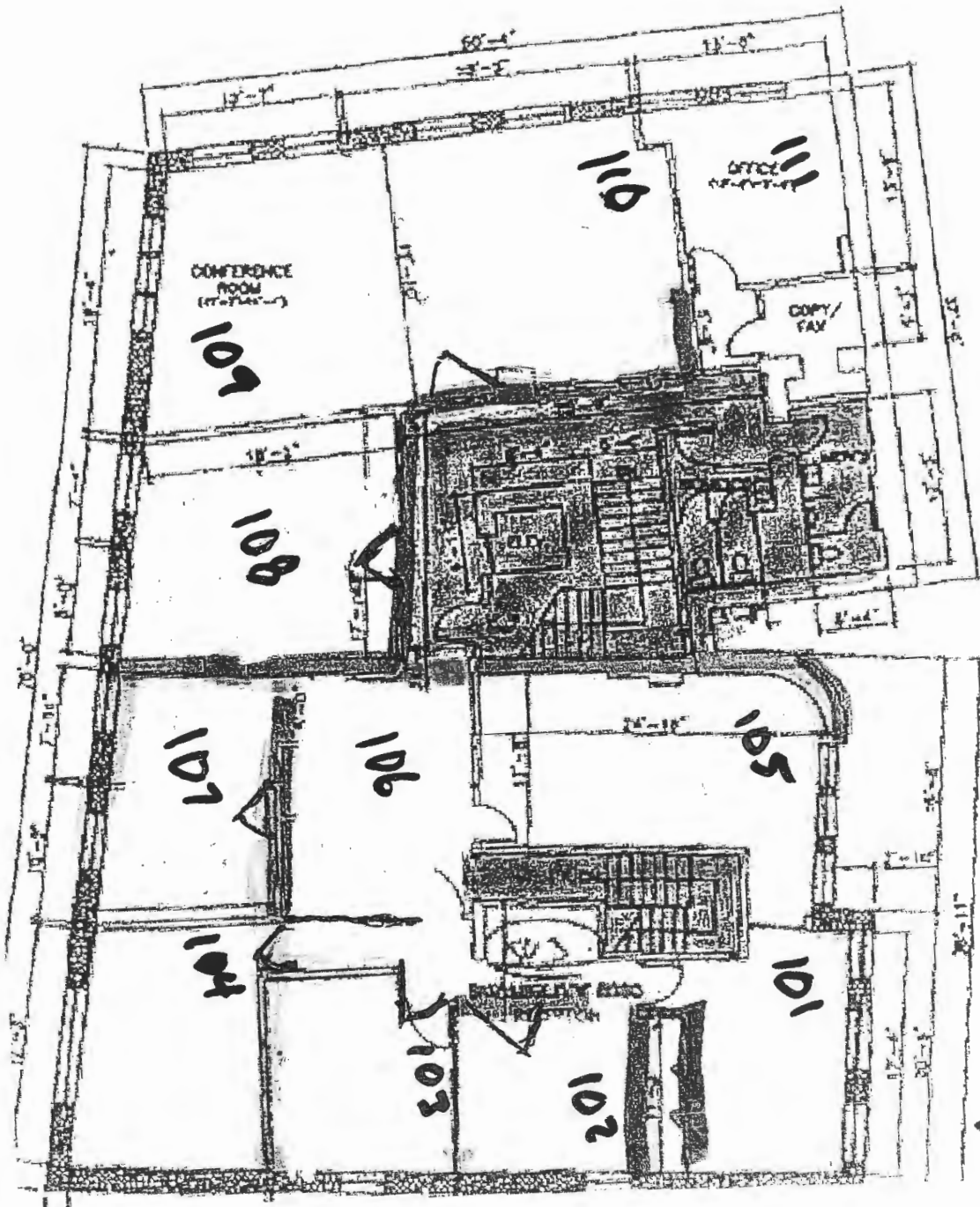
Ben, Attached above is the scaled floor plan that you asked for showing the modifications, thanks for your site visit today. Dan

*Note: As of August 31, 2010 my old e-mail address, "dcatlin@comprop-1.com" will no longer accept messages please use my new address, "dan.catlin@comprop-1.com" Please accept my apologies in advance if this change causes you any inconvenience. And of course please call me anytime.*

*Best Regards,*  
*Daniel M. Catlin, CEO*  
Commercial Properties, Inc.  
100 Silver Street  
Portland, Maine 04101  
[dan.catlin@comprop-1.com](mailto:dan.catlin@comprop-1.com)

Exhibit A

178 Middle St.  
5th Floor Dan Catlin



Common

Premises

+/- 135' Feet of Wall

ADD - All new wall will have 2x4 steel stud walls, w/ 5/8" fire coated sheetrock on both sides. All interior w

REMOVE

178 Middle St.  
5th Floor



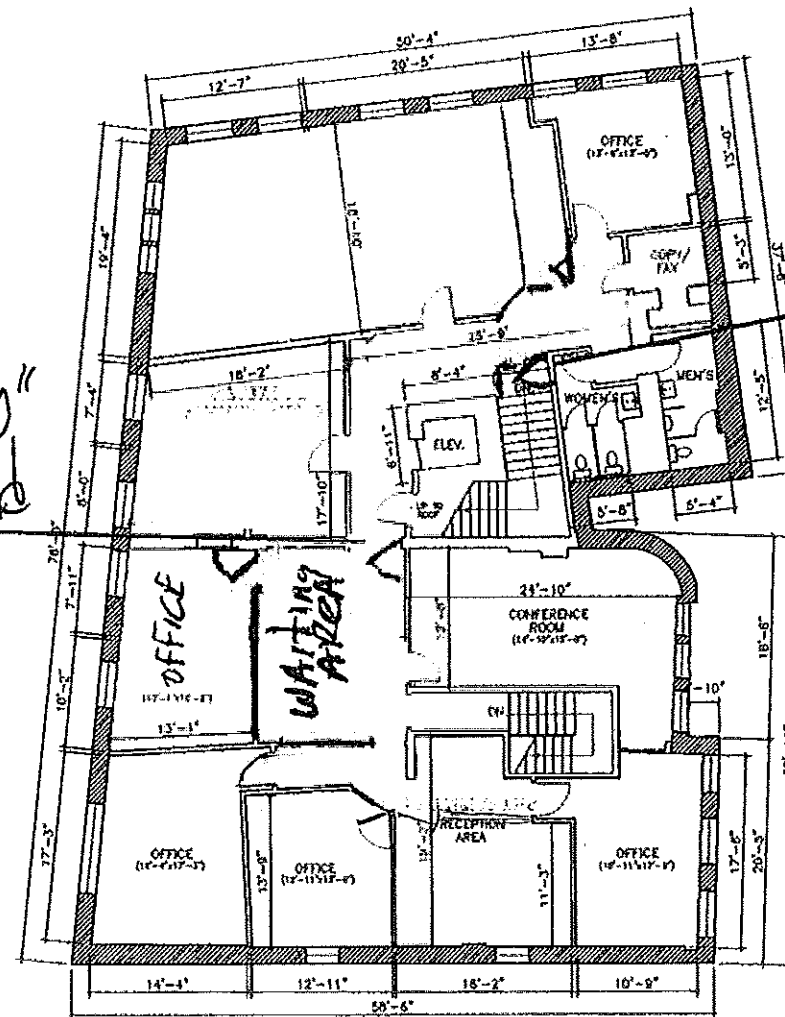
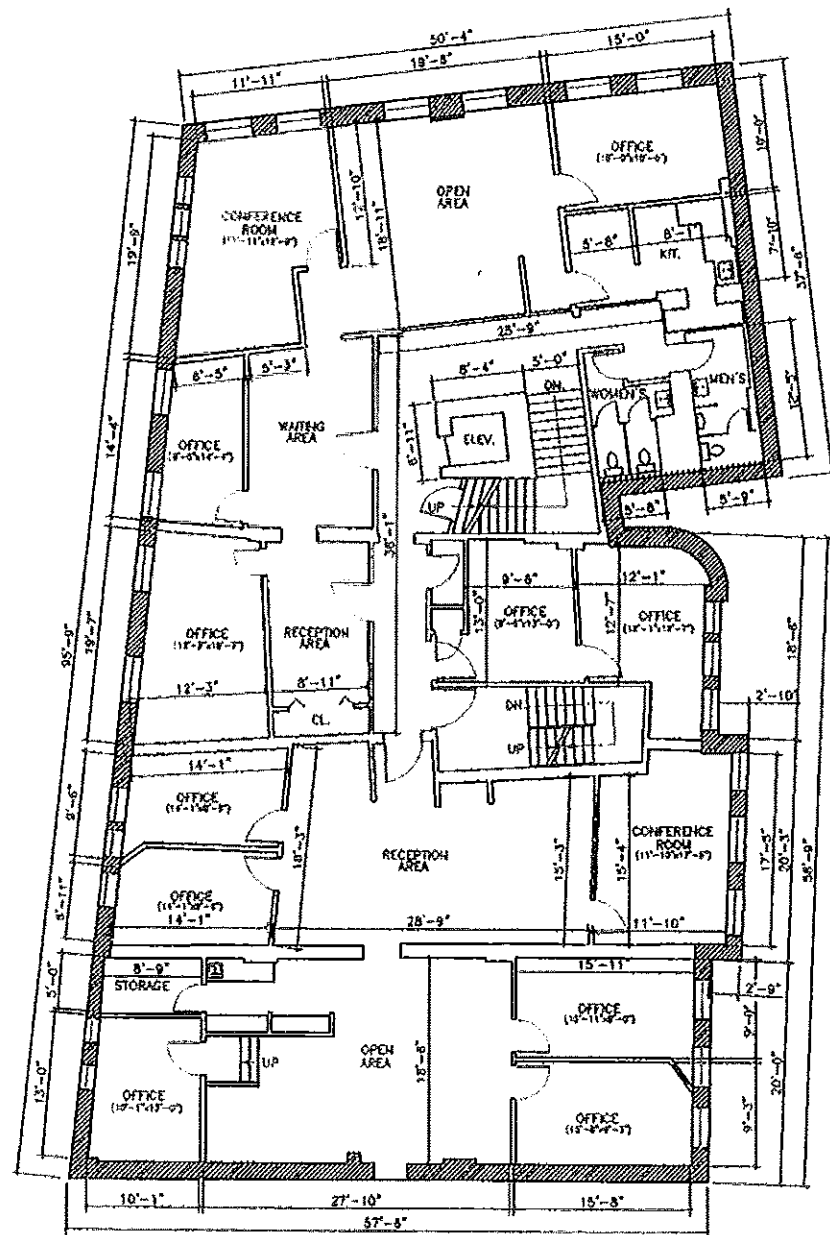
Premises

+/- 135 Feet

**ADD** - All new  
Steel stud walls,  
fire coated sheetrock  
both sides. All inte

2





door to Add  
3'-0" x 6'-8"  
44" hall min

Received via e-mail  
7/29/12

LAW OFFICE OF TIMOTHY S. KETTER  
THOMAS J. GRECO  
DAVID J. MARCHESE  
LAW OFFICE OF PETER DARVIN, ESQ  
FREDERICK H. GREENE III, ESQ  
WILLIAM S. WILSON  
DAIGLE COMMERCIAL GROUP

Revisions:		Scale: 1/8"
Rev.	Date:	Date: 07.23.01
		Drawn: JPM/G
		Check:
		Dept:

Drawing Title: Boyd Block  
176-188 Middle St.  
4th & 5th Floor Plan  
Portland, Maine

COMMERCIAL PROPERTIES  
COMMERCIAL/INDUSTRIAL  
INVESTMENT REAL ESTATE  
110 SILVER STREET  
PORTLAND, MAINE 04101

Project: 010207  
3  
3 of 7 Sheet(s)