

7.20.2011  
108 High Street  
Outline of Plan of Action

**OCCUPANT LOAD:**

Plush	66
2 <sup>nd</sup> floor business-	9
3 <sup>rd</sup> floor business-	7
attic- access by landlord only (525 sf)	
Flask 1 <sup>st</sup> floor<	50
Flask 2 <sup>nd</sup> floor storage-428 sf-	1.4
Total building load-	<u>133</u>

**AREA OF WORK**

PFD  
REFERENCE No.  
(9,10)

1. Tenants have been notified to eliminate storage in stairways and to properly store paints and combustibles in approved cabinets

(3)

2. Plush to install full alarm system

(4)

3. 2<sup>nd</sup> 3<sup>rd</sup> floor doors to be rated and have closers

(4,5,6,11,12)

4. Hallways to be patched, illuminated as required; including Flask stair work

(1,2)

5. Fire escape to be repaired to provide safe access to roof surface-existing risers and treads acceptable?

(3,7)

6. 2<sup>nd</sup> and 3<sup>rd</sup> to have new emergency lights and smokes, heat as required (will these be compatible with future full alarm system?) -phase 1

(3)

7. Full alarm system at 2<sup>nd</sup> and 3<sup>rd</sup> floors-smokes, exits, strobes, pull stations, annunciator panels, knox boxes -phase 2

(1,2)

8. Extension of fire escape to grade

(3)

9. Flask alarm system updated and tied into main panel

(8)

10. Electrical system inspected, upgraded as required

**TOTAL COST OF UPGRADES: \$60,500**

**TIMETABLE: 18 to 24 months**

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**Inspection Information:**

Inspection date . . . : 5/04/11  
Inspection type . . . : ROUTINE INSPECTION  
Inspector 1 name . . . : BENJAMIN A. WALLACE JR  
Inspecting station . . : Fire HQ  
Inspecting shift . . . : Staff 10 hrs  
Inspecting apparatus: C41  
Reinspection date . . : 6/06/11

**Property Information:**

Property number . . . : 1779  
Property name . . . . : ARTIST STUDIOS  
Address . . . . . : 0108 HIGH ST, PORTLAND ME 04101  
Phone number . . . . : 000-000-0207  
Contact person . . . : STEVE THOMAS  
Phone number . . . . : 207-771-5461

**Owner Information:**

Owner name . . . . . : STEVE THOMAS  
Address . . . . . : 44 OAK ST, PORTLAND ME 04101  
Business name . . . . : RGT ASSOCIATES  
Phone number . . . . : 207-771-5461

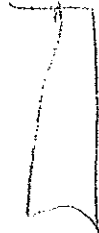
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**\*\* VIOLATIONS \*\***  
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Violation number . . : 1  
Violation class . . . : GENERAL 1  
Violation type . . . : DISCHARGE FROM EXITS  
Location . . . . . : FIRE ESCAPE DOES NOT CONTINUE TO GROUND.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance

Violation number . . : 2  
Violation class . . . : GENERAL 1  
Violation type . . . : MEANS OF EGRESS  
Location . . . . . : FIRE ESCAPE REQUIRES REPAIR. PE MUST INSPECT  
AND DESIGN FIRE ESCAPE.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance

Violation number . . : 3  
Violation class . . . : GENERAL 1  
Violation type . . . : DETECTION/ ALARM SYSTEMS  
Location . . . . . : COMMERCIAL FIRE ALARM SYSTEM REQUIRED THROUGH  
OUT THE BUILDING.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance

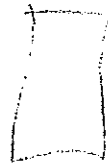
Violation number . . : 4  
Violation class . . . : GENERAL 1  
Violation type . . . : PROTECTION OF VERTICAL OPENINGS



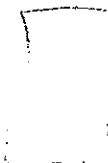
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Violation number . . : 4 (Continued)  
Location . . . . . : EXIT STAIRS REQUIRE 1-HOUR FIRE RATING AND  
60-MINUTE FIRE DOOR ASSEMBLIES.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 5  
Violation class . . : GENERAL 1  
Violation type . . : MULTIPLE OCCUPANCIES  
Location . . . . . : 60-MINUTE SEPERATION OF OCCUPANCIES SHALL BE  
PROVIDED.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 6  
Violation class . . : GENERAL 1  
Violation type . . : ILLUMINATION OF EGRESS  
Location . . . . . : EXITS REQUIRE ADEQUATE GENERAL ILLUMINATION.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 7  
Violation class . . : GENERAL 1  
Violation type . . : EMERGENCY LIGHTING  
Location . . . . . : REPAIR EMERGENCY LIGHTING AND EXIT SIGNS.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 8  
Violation class . . : GENERAL 1  
Violation type . . : UTILITIES  
Location . . . . . : CERTIFY ALL ELECTRICAL. PROVIDE UPDATED PANEL  
SCHEDULES AND ONE APPROVED LIGHT PER ROOM.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 9  
Violation class . . : GENERAL 1  
Violation type . . : OPERATING FEATURES  
Location . . . . . : NO STORAGE IS ALLOWED IN THE STAIR.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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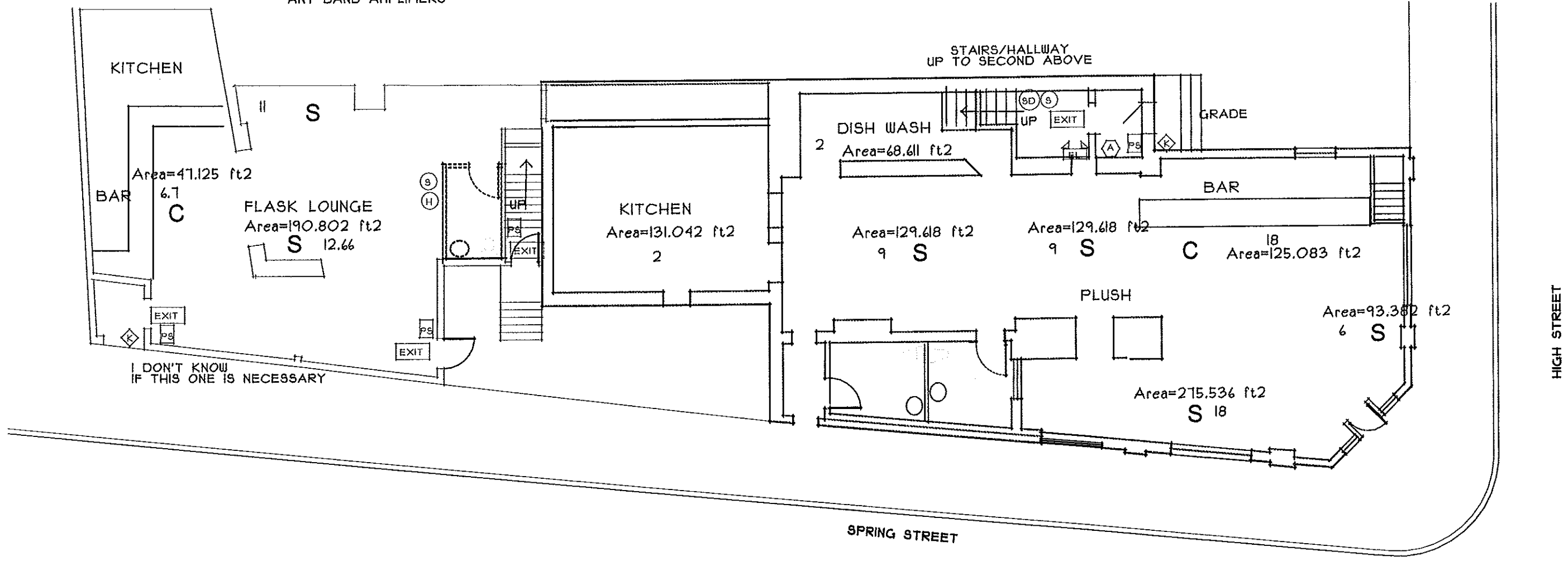
Violation number . . : 10  
Violation class . . : GENERAL 1  
Violation type . . : PROTECTION OF HAZARDS  
Location . . . . . : PAINT AND COMBUSTIBLES SHALL BE STORED IN AN  
APPROVED LOCKER.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 11  
Violation class . . : GENERAL 1

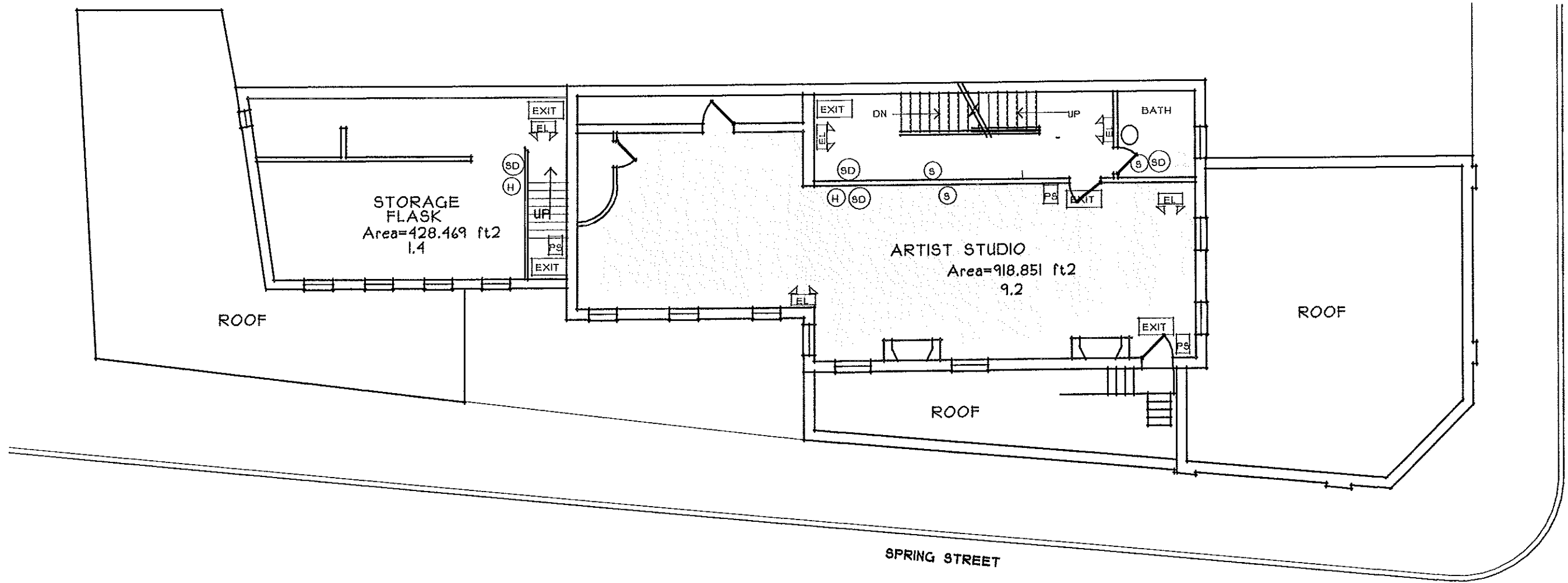
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Violation number . . : 11 (Continued)  
Violation type . . . : EGRESS COMPONENTS  
Location . . . . . : MINIMUM 1 CONTINUOUS HANDRAIL EACH STAIR.  
                          ESP STAIR(S) TO 2ND FLR ABOVE FLASK.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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Violation number . . : 12  
Violation class . . . : GENERAL 1  
Violation type . . . : EGRESS COMPONENTS  
Location . . . . . : EXTERIOR STAIR TO 2ND FLR ABOVE PLASK REQUIRE  
                          S REPAIR.  
Compliance date . . : 6/05/11  
Compliance remedy . : Per City Ordinance  
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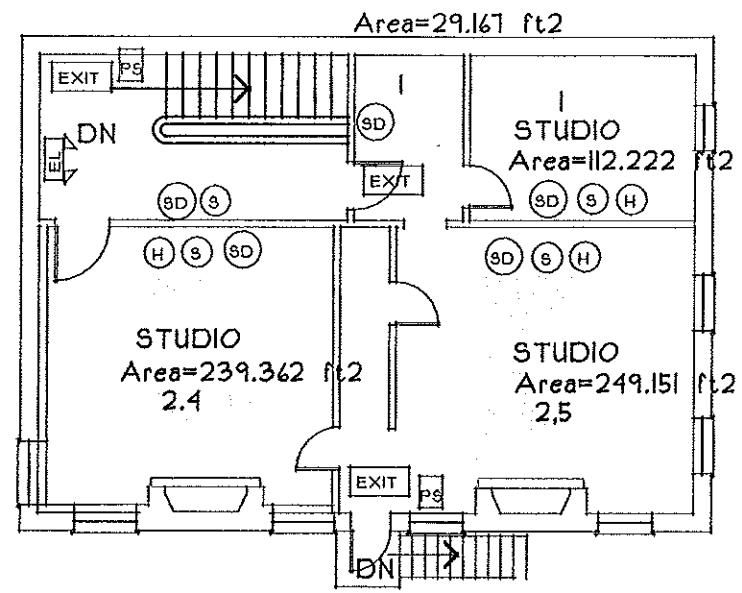
THIS BAR HAS A ANSUL SYSTEM  
 FOR ITS HOOD-IT HAS A CUT OFF  
 SWITCH  
 CITY WOULD LIKE PULL STATIONS  
 HEAT DETECTORS  
 SMOKE  
 I THINK HER EXIT LIGHT ARE OK  
 I THINK A STROBE WITH SHUNT BRKR FOR  
 ANY BAND AMPLIFIERS



FIRST FLOOR PLAN

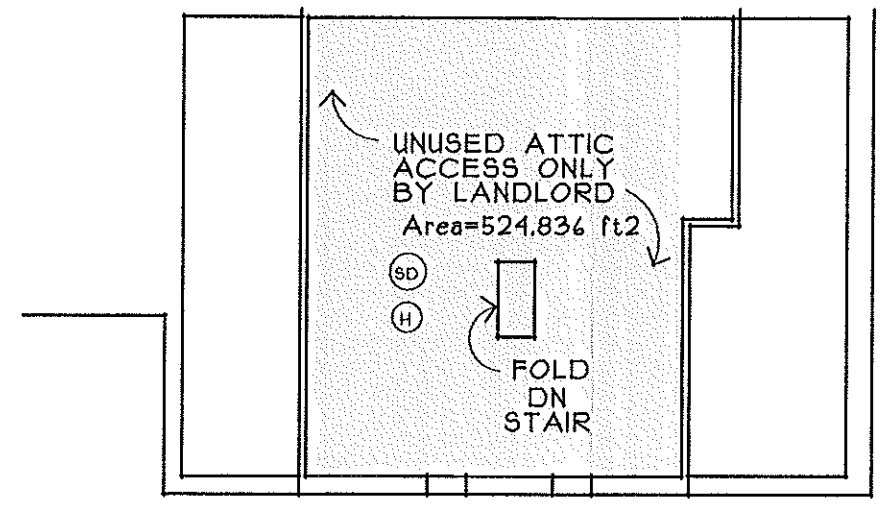


SECOND FLOOR PLAN



- ◆ KNOX BOX
- ⬡ ANNUNCIATOR PANEL
- ⊙ H HEAT DETECTOR
- ⊙ S STROBE
- ⊞ PS PULL STATION
- ⬆ EL EMERG LT
- ⊙ SD SMOKE DETECTOR
- EXIT EXIT

THIRD FLOOR PLAN



ATTIC FLOOR PLAN