

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061736

This is to certify that IMMUCELL CORPORATION / N G Bailey INC

has permission to Commercial - Construct Mechanical for storage of office areas

AT 54 EVERGREEN DR

329 A00300

PERMIT ISSUED

JAN - 2 2007

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is started or service closed-in. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Al Kemp 12/3/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1736	Issue Date: JAN - 2 2007	CBL: 329 A003001
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PERMIT ISSUED

Location of Construction: 54 EVERGREEN DR	Owner Name: IMMUCELL CORPORATION	Owner Address: 56 EVERGREEN DR CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: N G Bailey INC	Contractor Address: 2 Bailey Dr Gray	Phone: 2076573200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: L-M

Past Use: Commercial	Proposed Use: Commercial - Construct Mezzanine for storage & office areas	Permit Fee: \$2,770.00	Cost of Work: \$275,000.00	CEO District: 5
Proposed Project Description: Commercial - Construct Mezzanine for storage & office areas		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: B/S Type: 3B 12/30/06	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 12/01/2006	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>12/16/06</i>	Zoning Appeal <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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District 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>
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CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

<input checked="" type="checkbox"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 329-A-3

Building Permit #:

1.2.07
061786

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1736	Date Applied For: 12/01/2006	CBL: 329 A003001
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Location of Construction: 54 EVERGREEN DR	Owner Name: IMMUCELL CORPORATION	Owner Address: 56 EVERGREEN DR	Phone:
Business Name:	Contractor Name: N G Bailey INC	Contractor Address: 2 Bailey Dr Gray	Phone (207) 657-3200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial - Construct Mezzanine for storage & office areas	Proposed Project Description: Commercial - Construct Mezzanine for storage & office areas
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/06/2006

Note: **Ok to Issue:**

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/02/2007

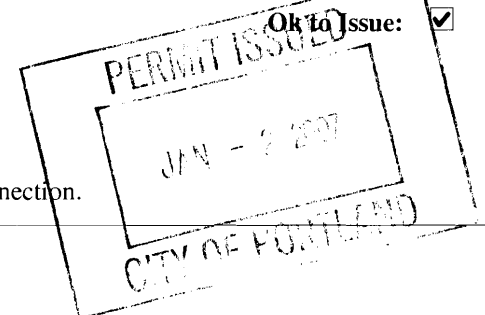
Note: **Ok to Issue:**

- 1) Permit #061736 Immucell Fit Up
 - 1) The page Three cert form directs us to review the project as a straight "B" use group. Because the storage area of the mezzanine is greater than 10% of that floor fire area, it needs to be reclassified as an "S-1 or 2" area depending on the nature of the storage. That being the case, the design professional (Brian Duffy) needs to decide if we are going to treat these as separated or non-separated mixed uses and establish a basis for his determination. (Please see Section 302.3 of the 2003 IBC).
 - 2) The deadend travel in the storage mezzanine area exceeds the allowable 20 feet (Please see Section 1016.3 of the IBC) The only allowance for 50 feet is in "B", "F" and "I-3" occupancies that are fully sprinklered. Because this is an "S" use group we cannot apply that exemption.
 - 3) The design load of the mezzanine storage area is 80 psf, which does not comply with any of the minimum storage loads found in section 1607 of the 2003 IBC. The Designer stated that the area will be posted. There is no allowance for this under the code and this will need to be redesigned in order to comply with the Code.
 - 4) There are no construction details for the walls, window and door installations etc. no window and door schedule, no UL listings for the fire separation assemblies (including rated glass etc.) This needs to be submitted and approved prior to the commencement of these installations.
 - 5) Stamped mechanical plans including Plumbing, HVAC and Electrical must be submitted for approval and separate permits are required for each discipline.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/18/2006

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) Application requires State Fire Marshal approval.
- 3) The sprinkler system shall be installed in accordance with NFPA 13.
A fire alarm system shall be installed in accordance with NFPA 72 with a Masterbox connection.



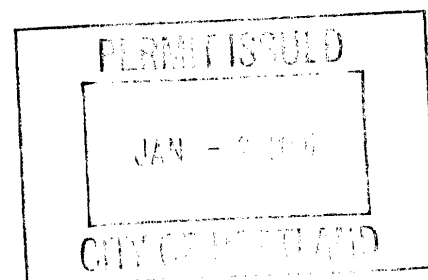
Location of Construction: 54 EVERGREEN DR	Owner Name: IMMUCELL CORPORATION	Owner Address: 56 EVERGREEN DR	Phone:
Business Name:	Contractor Name: N G Bailey INC	Contractor Address: 2 Bailey Dr Gray	Phone: (207) 657-3200
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Comments:

12/5/2006-mes: left message with secretary - this is a new mezzanine for offices - I need a site plan showing me parking availability.

12/6/2006-mes: Contractor brought in a site plan showing parking - Contractor also further explained that the office existing on the first floor are being moved to an existing mezanine that was used for storage. An expansion of the mezanine is being built for storage. The first floor will now be for full production for Immucell.

1/2/2007-ldobson: I entered the conditions in the computer. Put have not opened because we are awaiting the physical permit from MJN





General Building Permit Application

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

Location/Address of Construction: <u>56 EVERGREEN DRIVE, PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>7,000 sq. ft.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>329 A 3</u>	Owner: <u>FAMUCELL CORP.</u>	Telephone: <u>207-878-2770</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>FAMUCELL CORP.</u> <u>56 EVERGREEN DRIVE</u> <u>PORTLAND, ME 04103</u> <u>CONTACT: TODD DOUGLAS X3121</u>	Cost Of Work: \$ <u>275,000.00</u> - Fee: \$ <u>2,770.00</u> C of O Fee: \$ _____
Current Specific use: <u>BIOTECH</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>STORAGE AREA & OFFICE AREAS</u>		
Project description: <u>CONSTRUCT MEZZANINE FOR STORAGE & OFFICE AREAS.</u>		
Contractor's name, address & telephone: <u>N. G. BAILEY, INC., 2 BAILEY DRIVE, GRAY, ME 04039</u> <u>207-657-3200</u> Who should we contact when the permit is ready: <u>NEILS BAILEY</u> Mailing address: _____ Phone: <u>657-3200</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-3303.

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 of applicant: [Signature]

Date: 12-1-06

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



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
 Department of Planning & Urban Development
 Division of Housing & Community Service

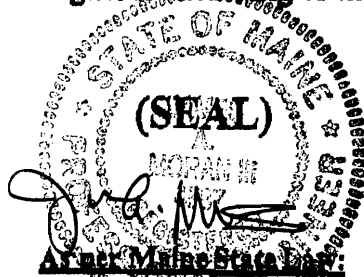
FROM: JAMES A. MORAN III, P.E. P.E. #4587

RE: Certificate of Design

DATE: 11/29/06

These plans and / or specifications covering construction work on:
 IMMUGELL CORP. 56 EVERGREEN DRIVE, PORTLAND, ME 04103
SECOND FLOOR MEZZANINE & OFFICE

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



Signature: J. Moran III

Title: PRINCIPAL

Firm: PINKHAM and Greer, Consulting Engineers

Address: 380 U.S. Route One
Falmouth, ME 04105

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

brian e. duffy associates

ARCHITECTURE TO BUILD BY

November 15, 2006

Steve Dodge
Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, Maine 04333-0052

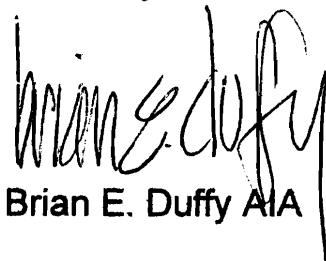
Re: Immucell Corporation Renovations

Dear Steve,

Please find enclosed a half size set of drawings, the Construction Permit Application and check for the Immucell Corp. renovation project. The building is an existing pre-engineered metal building. The exterior walls are 2x6 wood studs with a 4" masonry block veneer. A typical interior wall is framed with 2x4 wood studs and finished with gypsum board both sides. The second floor of the office building was never finished. It was left with plywood floors and the exposed steel roof framing. The building has a NFPA 13 sprinkler system which will be reworked to cover the new layout. As you will see, the first floor work is mainly the new front entry lobby with a new steel stair to the second floor. I have shown new rated walls closing the offices that were open to the existing egress corridors. The second floor layout is all new.

Please call me with any questions you may have. My cell phone number is 838-9500.

Sincerely,



Brian E. Duffy AIA



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: BRIAN E. DUFFY AIA

Address of Project: IMMUCELL CORP. - 56 EVERGREEN DRIVE

Nature of Project: FINISHING EXISTING SECOND FLOOR

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: Brian E. Duffy AIA

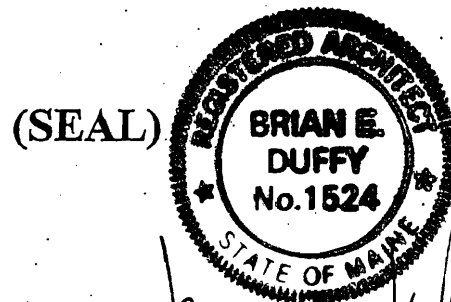
Title: ARCHITECT

Firm: BRIAN E. DUFFY ASSOCIATES

Address: 10A BEACH STREET

PORTLAND, MAINE 04101

Phone: 773-9500



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



State of Maine
Department of Public Safety
Construction Permit



Not
Reviewed
for Barrier
Free

16288

Sprinkled
Sprinkler Supervised

IMMUCELL CORPORATION
Located at: 56 EVERGREEN DRIVE
PORTLAND
Occupancy/Use: BUSINESS

Permission is hereby given to:

IMMUCELL CORPORATION
ATTN: TODD DOUGLAS
56 EVERGREEN DRIVE
PORTLAND, ME 04103

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.
No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 .
Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 20 th of May 2007

Dated the 21 st day of November A.D. 2006

Commissioner

Copy-2 Architect

Comments:

BRIAN E. DUFFY AIA

10 BEACH STREET
PORTLAND, ME 04101

brian e. duffy associates

ARCHITECTURE TO BUILD BY

November 17, 2006

Steve Dodge
Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, Maine 04333-0052

Re: Immucell Corporation Renovations

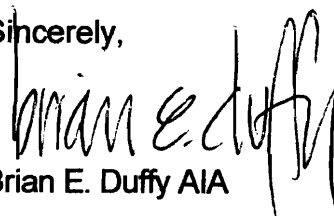
Dear Steve,

I wanted to follow up with our telephone discussion of the four areas of concern regarding the Immucell renovation plans.

1. The combined area of both conference rooms is 740 s.f. The room will be laid out with tables & chairs for in house meetings. I used 15 s.f. per person which gave me a capacity of 49 people. The two doors out of the space can swing in.
2. To make the Kitchen accessible the sink counter will be lowered to 34" and there will be no base cabinet. The counter under the window will be lowered to 34" and three base cabinets will be removed.
3. Door # 200 into the new stair area will be a 1 hour rated door with one 100 sq. inch round vision window.
4. The individual windows shown in the new stair tower will have to be fire rated glass or rated glass block to maintain a 1 hour wall rating.

Please let me know if there is anything else you need to process my application.

Sincerely,



Brian E. Duffy AIA

November 20, 2006

NFPA / IBC CODE ANALYSIS

**Project : Immucell Corporation Renovations
56 Evergreen Drive
Portland, Maine 04103**

**Architect: brian e. duffy associates
10 Beach Street
Portland, Maine 04101
Tel: 773-9500**

PROPOSED USE: Existing Business

**SQUARE FOOTAGE: First floor is 5,000 sf existing offices
Second floor is 5,000 sf new business space**

FIRE PROTECTION: Existing NFPA 13 sprinkler system entire building.

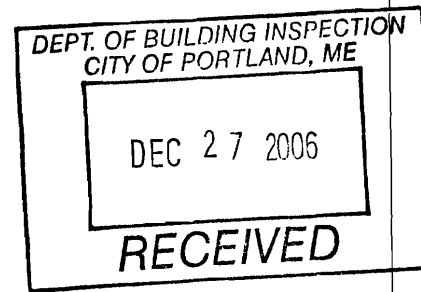
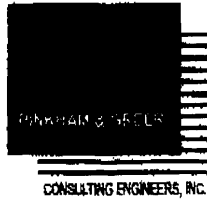
**FIRE RESISTANCE RATINGS: 1 hour rated stair tower enclosures.
1 layer of 5/8" fc sheetrock both sides of
wall studs. Rated solid core wood doors
and hollow metal frames.**

**TRAVEL DISTANCE: First floor - 55 feet maximum length.
Second floor -110 feet maximum length.**

FIRE EXTINGUISHERS: As required by code.

EMERGENCY LIGHTING: As required by code.

**EXIT SIGNS: At all stair tower doors and at turns / ends of all egress
corridors, typical both floors.**



**380 U.S. Route One
Falmouth, Maine 04105
Tel: (207) 781-5242
Fax: (207) 781-4245**

FAX MEMORANDUM

TO: Mike Nugent, City of Portland

FAX #: 874-8716

FROM: Dave Pinkham

DATE: 12/27/06

RE: Immucell Corp. Renovations, 56 Evergreen Drive, Portland

FILE:

of Pages (including this one): 6

Mike,

Following are the "Page 3" structural summary, Statement of Special Inspections, and Schedule of Special Inspections.

Thanks,
Dave