

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
SIX CITY CENTER LLC

Located at
6 CITY CTR

PERMIT ID: 2016-02384 ISSUE DATE: 09/21/2016 CBL: 032 P004001

has permission to **Phase 1-Alterations to exterior masonry walls to install new windows and doors - Spring St & Cross St facades - ground floor thru 2nd floor and minor renovation of portions of the interior on ground and first floors**

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 procured prior to occupancy.

/s/ Michael White

/s/ Jeanie Bourke

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Basement - bar/restaurant (Styxx), 1st floor -Retail and Personal Service (salon and art gallery), 2nd floor - left side personal service & right side office, 3rd & 4th floors offices

Building Inspections

Use Group: A-2/B **Type:** 3B
Assembly - night club
Business
NFPA 13 Sprinkler system
Exterior, Ground, First
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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 are 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 6 months.**
- **If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop W Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Framing Only
Final - Commercial
Final - Fire
Plumbing Rough
Close-in Plumbing/Framing w/Fire & Draft Stopping
Electrical Close-in w/Fire & Draftstopping

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02384	Date Applied For: 09/07/2016	CBL: 032 P004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Basement - bar/restaurant (Styxx), 1st floor -Retail and Personal Service (salon and art gallery), 2nd floor - left side personal service & right side office, 3rd & 4th floors offices		Proposed Project Description: Phase 1-Alterations to exterior masonry walls to install new windows and doors - Spring St & Cross St facades - ground floor thru 2nd floor and minor renovation of portions of the interior on ground and first floors		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 09/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Signage, exterior lighting, decks and railings, and any exhaust venting or mechanicals are to be reviewed under separate permits, and are not approved with this permit.				
2) The masonry contractor is to contact HP staff at 756-8023 or 874-8726, for a review of test patches, mortar, and brick samples, prior to undertaking the work.				
3) With the exception of several minor changes to fenestration that the architect has discussed with HP staff, the project is to be consistent with plans approved by the Historic Preservation Board on 4/4/16.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 09/08/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-3, Historic				
Conditions:				
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 09/20/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Penetrations in or through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item prior to these inspections.				
3) Periodic inspections and/or testing by the Structural Engineer of Record or Testing Agencies are required. At the completion of construction, a stamped letter shall be submitted verifying substantial compliance with the approved structural design and any applicable test results. This is required prior to the final inspection and occupancy or a Certificate of Occupancy.				
4) Per IBC Sec. 107.3.4.2, Deferred Submittals are required for portions of the design that have not been submitted. These plans, details and documents shall be submitted to the Inspections Office by the registered design professional in responsible charge. The work associated with these items shall not be performed prior to approval from the building official. THIS PERTAINS TO THE STATEMENT OR SUMMARY OF SPECIAL INSPECTION REQUIREMENTS FOR THE STRUCTURAL WORK.				
5) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Michael White	Approval Date: 09/20/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) If applicable, all outstanding code violations shall be corrected prior to final inspection.				
2) All means of egress to remain accessible at all times.				

- 3) All construction shall comply with 2009 NFPA 101, Chapter 43 Building Rehabilitation.
- 4) All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).
- 5) All construction shall comply with City Code, Chapter 10.