

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 (3 Spring St)

PERMIT ID: 2016-03038 **ISSUE DATE:** 04/24/2017 **CBL:** 032 P004001

has permission to **Phase 3 - Change of use & Interior Fit-Up for retail wine store -lower level & restaurant 1st floor (Spring St side) - connected to permit 2016-03015**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Jason Grant

/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 - Spring St side - retail (wine shop) - 1st floor - Spring St side - restaurant

Building Inspections

Use Group: A-2 & M **Type:** 3B
Assembly - Restaurant, Occupant Load = 82
Mercantile - Occupant Load = 52
NFPA 13 sprinkler system
First floor & lower level
MUBEC/IBC 2009

Fire Department

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

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Above Ceiling Inspection

Certificate of Occupancy/Final Inspection

Final - Electric

Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-03038	Date Applied For: 12/29/2016	CBL: 032 P004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Spring St. side - lower level retail wine store & 1st floor Restaurant "Lio Restaurant"		Proposed Project Description: Phase 3 - Change of use & Interior Fit-Up for retail wine store - lower level & restaurant 1st floor (Spring St side) - connected to permit 2016-03015		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 01/23/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approval is for interior renovations only. Any exterior work, including but not limited to venting, mechanicals, HVAC, windows, doors, masonry, signage, lighting, etc. must be reviewed and approved separately, and must be consistent with previous approvals by the historic preservation office.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 02/07/2017
Note: B-3, PAD encouragement, historic - section 14-217 - retail & restaurant are permitted uses - no parking required for change of use in B-3 zone - all interior work		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
3) Separate permits shall be required for any new signage.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 04/24/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Approval of City license is subject to health inspections per the Food Code.				
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) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
4) 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.				
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: Engineering DPS		Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 01/26/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Applicant is required to have a contract with a third party cleaning contractor to perform quarterly clean outs on grease control equipment. This is REQUIRED prior to business license approval.				
2) Approval for a business license requires inspection of the installed grease control equipment. After installation, please contact Rachel Smith @ 874-8833 or rms@portlandmaine.gov to schedule inspection.				

