DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





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.

Fire Department

/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

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

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

Permit No: 2016-03038 Date Applied For: 12/29/2016

CBL:

032 P004001

Proposed Use:

Spring St. side - lower level retail wine store & 1st floor Retaurant "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:

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 Ok to Issue: ✓

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

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
- 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

Ok to Issue:

Conditions:

Note:

- 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

Ok to Issue:

Note: **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.

Located at: 6 CITY CTR (3 Spring St) CBL: 032 P004001 **PERMIT ID:** 2016-03038

3) Applicant to install large capacity grease control equipment (MkFAB Big Max 1150, GB250, Endura XL100). Equipment will capture grease laden waste from any fixtures that may contain kitchen process water containing fats, oils, and greases. This includes any 3-bay sinks, dish washing pre-rinse sinks, mop sink, floor drains (cooking area, dish washing area) and any other sources of fats, oils, and greases.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 03/07/2017

Note: Ok to Issue: ✓

Conditions:

A separate City of Portland Commercial Hood / Exhaust Permit is required for new kitchen exhaust systems.
 A separate City of Portland Non-Water Based Fire Suppression System Permit is required for new kitchen fire suppression systems.

- 2) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapter # 43, 37 & 13 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).
- 3) A separate City of Portland Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 4) A separate City of Portland Water-Based Fire Suppression System Permit is required for all new sprinkler systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 5) Portable fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity size, type, installation and location of extinguishers shall be in NFPA 1 section 13.6.8.
- 6) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.