

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 (3-5 Spring St)

PERMIT ID: 2017-00333 **ISSUE DATE:** 06/21/2017 **CBL:** 032 P004001

has permission to **Remove existing fire escape, excavate corner of lot down to lower floor level, construct new ground floor patio and first floor deck with stair access and retaining walls with guardrails**

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
retail, storage, and restaurant (basement and 1st floor - Spring St side)

Building Inspections

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:

Setbacks and Footings Prior to Pouring

Foundation/Rebar

Framing Only

Final - Commercial

Final - Fire

Final - Commercial

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: 2017-00333	Date Applied For: 03/15/2017	CBL: 032 P004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Restaurant & retail		Proposed Project Description: Remove existing fire escape, excavate corner of lot down to lower floor level, construct new ground floor patio and first floor deck with stair access and retaining walls with guardrails		
Dept: Historic Status: Approved		Reviewer: Deborah Andrews	Approval Date: 06/21/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
Dept: Zoning Status: Approved w/Conditions		Reviewer: Christina Stacey	Approval Date: 05/01/2017	
Note: B-3 zone §14-220(c) - additions such as decks are not required to be built to street wall line No other setbacks required Max lot coverage 100% - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
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 Inspecti		Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 06/20/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) A separate one time permit is required for Outdoor Seating on private property.				
2) Handrail extensions are required to be installed per IBC Sec. 1012.6				
3) Prior to the City's final inspection, a letter stamped by the engineer of record shall be submitted to this office confirming, that based on their oversight and inspections performed, any discrepancies have been corrected and the structural work is in substantial compliance with the designed plans and the 2009 IBC (MUBEC).				
4) 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: Not Applicable	Reviewer: Rachel Smith	Approval Date: 03/23/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) This approval is non-applicable to Engineering DPW as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Works for any other reason than FOG, please contact 207-874-8801.				
Dept: Fire Status: Approved w/Conditions		Reviewer: Jason Grant	Approval Date: 05/02/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) A minimum of a 36" wide aisle from all exits to the stairways must be maintained at all times on both the deck and the patio.				
2) The under side of the proposed deck will require fire sprinkler protection. 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.				

3) All construction shall comply with City Code, Chapter 10.

All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43

All construction shall comply with 2009 NFPA 1, Fire Code.

This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).