

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

JB BROWN & SONS

Located at

22 FREE ST

PERMIT ID: 2017-01868

ISSUE DATE: 01/30/2018

CBL: 038 A005001

has permission to **Tenant fit-up in vacant vanilla box space - Jibe Spin Studio. New locker room and restroom facilities, upgrade fixtures & flooring.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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.
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/s/ Jason Grant

/s/ Glenn Harmon

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

personal services and retail

Building Inspections

Use Group: B/M **Type:** IIIB

Fitness studio/retail

Ground floor/1st floor

IBC 2009/MUBEC

Fire Department

Classification:

Mixed Use Building

ENTIRE

NFPA 101

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:

Above Ceiling Inspection
Certificate of Occupancy/Final Inspection
Electrical - Commercial
Plumbing Rough Commercial
Final - Electric
Final - Plumbing
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: 2017-01868	Date Applied For: 11/28/2017	CBL: 038 A005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: #22 - personal services and retail (Jibe Spin Studio)		Proposed Project Description: Tenant fit-up in vacant vanilla box space - Jibe Spin Studio. New locker room and restroom facilities, upgrade fixtures & flooring.		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 12/11/2017
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Any exterior alterations must be reviewed and approved by HP staff prior to beginning the work, including but not limited to fire equipment, knox box, lighting, signage, windows, doors, trim, masonry, etc.				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/06/2017
Note: B-3 zone and PAD		Ok to Issue: <input checked="" type="checkbox"/>		
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) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval prior to implementation				
3) This permit is approving interior work only. Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
4) Separate permits shall be required for any new signage.				
5) The use of this unit shall remain retail and personal services. Any change of use or addition of new uses shall require a separate permit application for review and approval.				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Glenn Harmon	Approval Date: 01/09/2018
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Automatic fire-extinguishing systems to be modified/extended/ installed per IBC 2003 Sec. 904.3				
2) 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.				
3) Interior non-bearing partitions shall be braced as needed per best engineering practices or continue to the floor deck above.				
4) All existing fire separation partitions, barriers and horizontal assemblies at adjacent occupancies or dwelling units shall be maintain for rating and continuity. Additional materials may need to be added for compliance.				
5) Graspable handrails are required on each side of stairs and be installed per IBC Sec. 1012. A 2x4 is not considered graspable.				
Graspable handrails are required on one side of stairs not required to be Accessible, that have a single rise or 2 risers and a tread, per IBC Sec. 1003.5(2)				
6) The addition of plumbing fixtures,including water lines, drainage and vent piping shall be installed in compliance with the UPC 2015 code.				
7) 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.				
8) A State Fire Marshal permit is required for this project. An electronic copy of this permit and any changes to the City's approved plans shall be submitted to the Inspections Office as soon as it is issued.				
9) The continuity of the fire resistance rated wall or floor/ceiling assembly shall be installed and maintained as described in IBC Ch. 7.				

PERMIT ID: 2017-01868

Located at: 22 FREE ST

CBL: 038 A005001

Dept: Engineering DPS **Status:** Not Applicable **Reviewer:** Benjamin Pearson **Approval Date:** 11/30/2017
Note: **Ok to Issue:**
Conditions:

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 01/30/2018
Note: **Ok to Issue:**
Conditions:

- 1) This project meets the requirements for needing a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit. The City of Portland must have a copy of this permit on file before a final inspection or certificate of occupancy can be issued. If the SFMO determines that their permit is not needed then correspondence from the SFMO stating that a permit is not required shall be provided.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43 and other applicable chapters
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).
All means of egress to remain accessible at all times.
If applicable, all outstanding code violations shall be corrected prior to final inspection.
- 3) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 4) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
- 5) Per the 2010 Americans with Disabilities Act, business must remove architectural barriers in existing building that are readily achievable. Readily achievable means easily accomplishable without much difficulty or expense. This requirement is based on the size and resources of a business. So, business with More resources are expected to remove more barriers than business with fewer resources.