

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
44 OAK STREET LLC

Located at  
44 OAK ST (116 Free St)

PERMIT ID: 2016-02938      ISSUE DATE: 02/06/2017      CBL: 039 B011001

has permission to **Demise a new tenant space (right-hand side of 1st floor), interior renovations to existing salon, and change-of-use and renovations of second floor to create a fitness studio.**

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/ Laurie Leader

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, 1st floor left, and 2nd floor - hair salon, spa, and fitness studio (personal services)

**Building Inspections**

**Use Group:** B      **Type:** 3B  
Basement, 1st floor left, and 2nd floor - hair salon, spa, and fitness studio (personal services)  
Occupant load = 83  
Building is sprinkled  
BASEMENT, 1ST, 2ND FLOORS  
MUBEC/IBC 2009

**Fire Department**

**Classification:**  
Business  
Bsmt, 1st & 2nd  
2009NFPA 101 CH 39

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

Above Ceiling Inspection

Electrical Close-in w/Fire & Draftstopping

Final - Electric

Final - Fire

Certificate of Occupancy/Final Inspection

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2016-02938	<b>Date Applied For:</b> 12/02/2016	<b>CBL:</b> 039 B011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Basement, First Floor Left, and Second Floor: Salon/spa and fitness studio. First Floor Right: new tenant space (use not yet determined)		<b>Proposed Project Description:</b> Demise a new tenant space (right-hand side of 1st floor), interior renovations to existing salon, and change-of-use and renovations of second floor to create a fitness studio.		
<b>Dept:</b> Historic	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Robert Wiener	<b>Approval Date:</b> 01/25/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) No exterior alterations whatsoever are approved with this permit, including but not limited to windows, doors, trim, masonry, venting, mechanicals, lighting, signage, etc. Any exterior changes must be reviewed and approved by HP staff in advance of starting the work.				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 01/20/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> B-3 zone, front of bldg is PAD No off-street parking requirement				
<b>Conditions:</b>				
1) ANY exterior work requires review and approval thru Historic Preservation. This property is located within an Historic District.				
2) Separate permits shall be required for any new signage.				
3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail-type and similar uses as listed in section 14-217(b)(1). The front windows facing Free Street shall not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval PRIOR to implementation				
4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 02/06/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) 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. PROVIDE STAMPED ENGINEERED DRAWINGS OF THE FLOOR OPENING WHERE THE SPIRAL STAIRWAY IS BEING INSTALLED ONCE THE DEMOLITION IS COMPLETE DIRECTLY TO THE PLAN REVIEWER.				
2) 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.				
3) 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.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 12/08/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
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 874-8801.				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jason Grant	<b>Approval Date:</b> 02/03/2017	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				

PERMIT ID: 2016-02938

Located at: 44 OAK ST (116 Free St)

CBL: 039 B011001

- 1) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers and 2009 NFPA 101, Chapter 9.7.4 Manual Extinguishing Equipment.
- 2) A separate Fire Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 3) A separate 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) All construction shall comply with City Code, Chapter 10.  
All construction shall comply with 2009 NFPA 101, Chapter #  
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).  
All means of egress to remain accessible at all times.