

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

CROSTONE PORTLAND LLC

**Located at**

142 HIGH ST (Suite #524)

**PERMIT ID:** 2016-02642

**ISSUE DATE:** 11/09/2016

**CBL:** 046 D031001

has permission to **Changing use of Suite #524 (378 SF) from art studio to a skin care spa. There will be no construction to the space.**

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

*/s/ Michael White*

*/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***

Personal services (skin care spa)

***Building Inspections***

**Use Group:** B

**Type:** 2B

Business - skin care spa

Occupant Load = 4

Nonsprinkled

5th Floor, Suite 524

MUBEC/IBC 2009

***Fire Department***

**PERMIT ID:** 2016-02642

**Located at:** 142 HIGH ST (Suite #524)

**CBL:** 046 D031001

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

**Check the Status or Schedule an Inspection On-Line 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 Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases 6 months.**
- **If the inspection requirements are not followed as stated below, additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

#### **REQUIRED INSPECTIONS:**

Electrical Service

Certificate of Occupancy/Final

Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR 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> 2016-02642	<b>Date Applied For:</b> 10/06/2016	<b>CBL:</b> 046 D031001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Personal services - Skin care spa (Suite #524)	<b>Proposed Project Description:</b> Changing use of Suite #524 (378 SF) from art studio to a skin care spa. There will be no construction to the space.			
<hr/>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Christina Stacey	<b>Approval Date:</b> 10/12/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> B-3 zone Personal services allowed per §14-217(a)(2)(c) No off-street parking requirement				
<b>Conditions:</b>				
1) This unit shall remain as a personal services use. Any change of use or additions of new uses shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.				
<hr/>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 11/09/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) 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.				
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
<hr/>				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Rachel Smith	<b>Approval Date:</b> 10/13/2016	<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.				
<hr/>				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Michael White	<b>Approval Date:</b> 10/11/2016	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Means of egress shall be illuminated in accordance with 2009 NFPA 101, Chapter 7.8.				
2) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers. (2009 NFPA 101, Chapter 9.7.4.1).				
3) If applicable, all outstanding code violations shall be corrected prior to final inspection.				
4) All construction shall comply with 2009 NFPA 101, Chapter 39 Existing Business Occupancies.				
5) 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).				
6) All construction shall comply with City Code, Chapter 10.				