

CONDITIONAL USE PERMIT		
Permit info:	CUP 2020 - 02	
Application Date:	10/31/19	Rec'd by: ES
FOR OFFICE USE ONLY		

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921  
 • www.gardencityidaho.org • planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: George Gebran	Name: Stixx LLC
Company: Stixx LLC	Company: Junk King Boise LLC
Address: 5107 N. Alworth St.	Address: 5107 N. Alworth St.
City: Garden City	City: Garden City
State: ID Zip: 83714	State: ID Zip: 83714
Tel.: 208-495-5865	Tel.: 208-495-5865
E-mail: gebran911@gmail.com	E-mail: gebran911@gmail.com

**PROPERTY AND DESIGN INFORMATION**

Site Address: 5107 N. Alworth St., Garden City, ID 83714		
Subdivision Name: Randall Acres	Lot: 15	Block: 2
Tax Parcel Number: R7334160231	Zoning: C-2	Total Acres: .683
Proposed Use: Service Provider	Floodplain: YES	<input checked="" type="radio"/> NO

Describe the proposed use: Junk King Boise operations, service calls, and dispatch. Please see statement of compliance + Intended Use

Check any that are applicable to this application:  *If any boxes are checked, attach the Design Review Application*	<input type="checkbox"/>	I will build a new structure
	<input type="checkbox"/>	I will add 25% or more to the floor area of an existing building
	<input type="checkbox"/>	I will alter, replace rehabilitate or restore 25% or more of a store façade.

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?  
 Please see attached statement of compliance + statement of Intent.

**RECEIVED**  
Page 1 of 4

OCT 31 2019

GARDEN CITY  
DEVELOPMENT SERVICES

5/29/2018

- ✓ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8. N/A

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

- ✓ Required if irrigation canal/irrigation ditch runs through property or along property lines N/A, see waiver request

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- ✓ Copy of notice sent to property owners within 300' of an applicable property
- ✓ List of notice recipients with names and addresses
- ✓ Sign-up sheet from meeting

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ✓ Statement must include a list of the application materials to be waived and an explanation for the request N/A

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5/29/2018  
OCT 21 2018  
DEPARTMENT OF  
CIVIL ENGINEERING

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

Yes.

How does the use affect the health, safety or welfare of the community?

No detrimental effects on health, safety or welfare.  
Please see attached Statement of Compliance + statement of Intent.

How does the use support the goals of the Comprehensive Plan?

In several ways, please see attached Statement of Compliance + statement of Intent.

How far is the proposed use from a pedestrian/bicycle pathway?

10 feet

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Signature of the Applicant

(date)

10/24/2019

Signature of the Owner

(date)

10/24/2019



**APPLICATION INFORMATION REQUIRED**

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

***ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:***

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Will Serve Letter
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter *N/A*
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials *N/A*

*\*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

**PLEASE CHECK THE FOLLOWING:**

**INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**INFORMATION REQUIRED ON SITE PLAN:**

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

COMPLETED CUP APPLICATION FOR 5107  
N. ALWORTH ST., GARDEN CITY, ID 83714





**STATEMENT OF COMPLIANCE &  
STATEMENT OF INTENT**

## **Statement of Compliance & Statement of Intent**

The intended use of Stixx LLC, and its tenant Junk King Boise LLC, for the property located at 5107 N. Alworth St., Boise, ID 83714 (the "Property") and purpose of the Conditional Use Permit application is to operate Junk King of Boise's business from the Property, and to also run a thrift store called Lucky Duck in the Property that sells items donated from Junk King of Boise to Lucky Duck that it collects through the course of Junk King of Boise's business. Stixx LLC and Junk King LLC seeks conditional use of the Property as a service provider, as Junk King of Boise will take service calls and dispatch its vehicles from the Property for its business, in addition to other uses typically associated with a service provider.

Normal hours of business are from 8:00am-5:00pm Monday through Friday, but can vary based on seasonality and customer needs. Junk King of Boise has 4 employees and the employees come and go from the property to go to customer jobsites to haul items. Company trucks are typically parked outside in the property's parking lot until a customer calls in and the trucks are then dispatched to job sites.

The property is currently zoned as a C-2 General Commercial property.<sup>1</sup> Service provider use is an allowable conditional use for properties in C-2 zoning districts per Garden City Municipal Code<sup>2</sup>, subject to certain specific use requirements.<sup>3</sup> The Property's site layout, parking and access, limitations, site maintenance, and other applicable standards comply with Garden City Municipal Code § 8-2C-36 for service provider conditional use. As for the thrift store operation on the Property, retail store use is an expressly permitted use for C-2 properties.<sup>4</sup>

The sought conditional use as a service provider is not anticipated to have any cognizable impact on adjacent properties or the surrounding community. There will be no noxious uses, loud or unpleasant noises, vibrations, nuisances or other disturbances from the proposed conditional use as a service provider. Similarly, the proposed use will not cause traffic or density issues, and the proposed conditional use is in harmony and compatibility with the surrounding district and commercial properties. The conditional use is consistent with other permitted and conditional use of C-2 zoning district properties.

The conditional use sought for the Property will support the goals of the Garden City Comprehensive Plan in numerous respects. The Property's owner has made and plans to continue to make aesthetic improvements that enhances the exterior appeal of the Property. By adding the Lucky Duck thrift store to the Property, the City will be nurtured by having a charitable use with affordable items available to the community. The proposed use will also encourage mixed-use in advancing the Comprehensive Plan. Finally, the proposed use will not result in a nuisance, create unsafe conditions or parking or traffic issues, and the use complies with maintenance standards.

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<sup>1</sup> Garden City Municipal Code § 8-2A-1.

<sup>2</sup> Garden City Municipal Code § Table 8-2B-1.

<sup>3</sup> Garden City Municipal Code § 8-2C-36.

<sup>4</sup> Garden City Municipal Code § Table 8-2B-1.

Should the City of Garden City require any additional information or authority supporting the proposed use and its compliance with the applicable ordinances, please let us know.

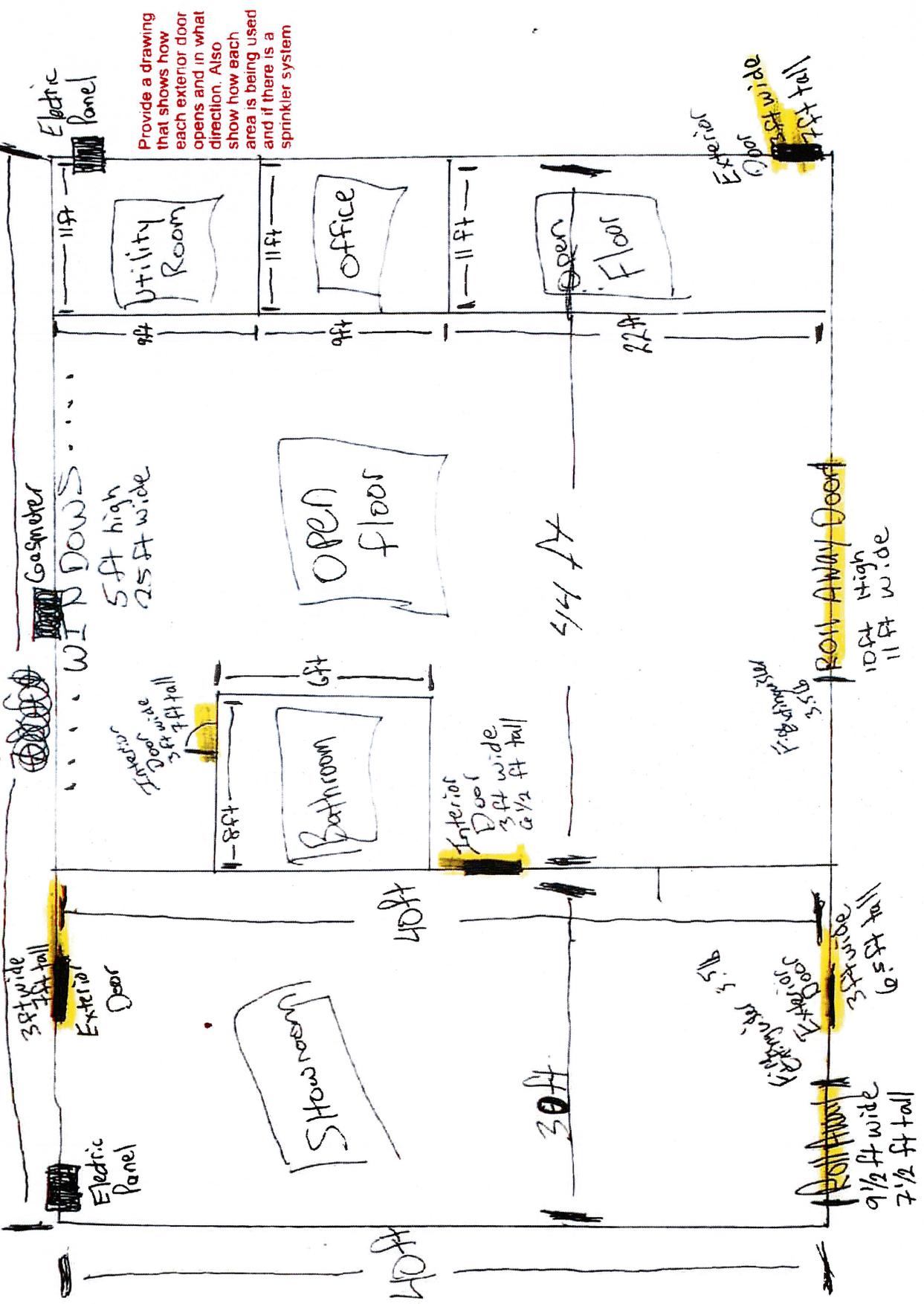


208 401 5723  
Tom, abbott@DAS Idaho.gov

Contact Tom for This Info

Please provide type of construction, occupancy classification and occupant load

85ft



Provide a drawing that shows how each exterior door opens and in what direction. Also show how each area is being used and if there is a sprinkler system

# COMPLETE SITE PLAN



Date: 08/15/18  
 Permit Number:  
**GAR2018-0029 OCC**

Please provide, type of construction, occupancy classification and occupant load.

Approved

These plans have been reviewed and approved for compliance with applicable codes adopted by Garden City. This approval does not constitute a warranty. A permit is required for all construction services once all fees have been paid. Code deficiencies found by inspectors will need to be corrected pursuant to the information on the approved plans. A set of three stamped and approved plans and the associated permit must be on site prior to starting construction and must be kept on site for the duration of the permit. No occupancy shall be permitted until all required inspections have been conducted and approved and any additional accrued fees have been paid.

85ft

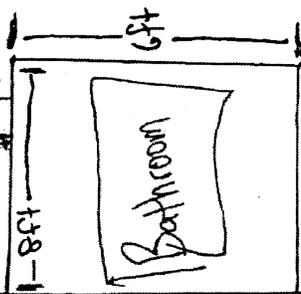
Gas meter

WINDOWS

5ft high  
 25ft wide

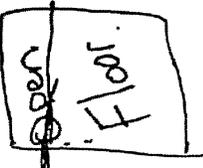
Electric panel

Interior Door  
 3ft wide  
 6 1/2 ft tall



30ft

44ft



Exterior Door  
 30ft wide  
 11ft tall

Interior Door  
 3ft wide  
 6 1/2 ft tall

Roll Away Door  
 10ft high  
 11ft wide

Roll Away Door  
 9 1/2 ft wide  
 7 1/2 ft tall

Interior Door  
 3ft wide  
 6 1/2 ft tall

Roll Away Door  
 11ft wide  
 6 1/2 ft tall

Electric Panel

Exterior Door

30 ft

85 ft

Gas Meter

Windows

44 ft

Interior Door 7' x 3'

8 ft

Bathroom

6 ft

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JAN 25 2019

CONCRETE & PAINT SERVICES

10 ft

Backroom

10 ft

Interior Door 7' x 3'

Fire Extinguisher

Processing and Operations

7' x 3' Exterior Door

Roll Away Door 9 ft x 7 ft

10 ft 11 ft Roll Away Door

Exterior Door 7' x 3'

Fire Extinguisher

Backroom

11 ft

Office

11 ft

Utility Room

11 ft

Electric Panel

ALWORTH ST.

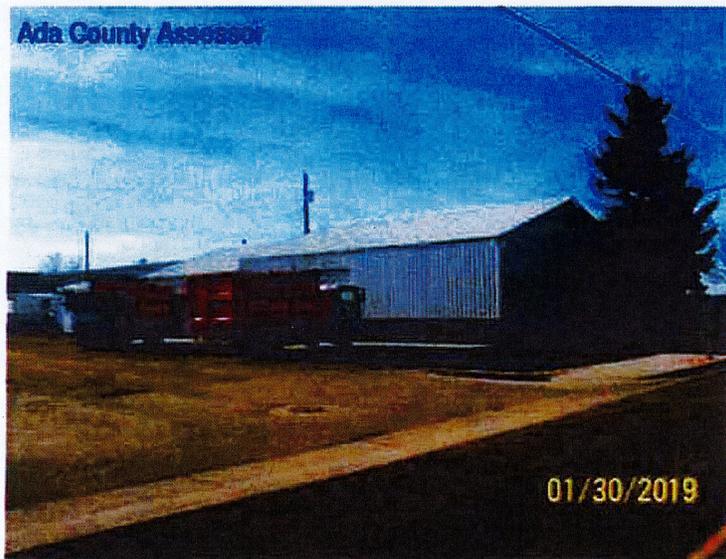
# NEIGHBORHOOD MAP



5107 AIWO

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JAN 25 2019  
CITY OF  
SERVICES

Google



Search...

Sign in

Tools Measure Draw Query

- Identify
- Print
- Parcel Buffer
- Select and Export XLS
- Clear All

Common Tools

- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent
- Bookmarks

Navigation



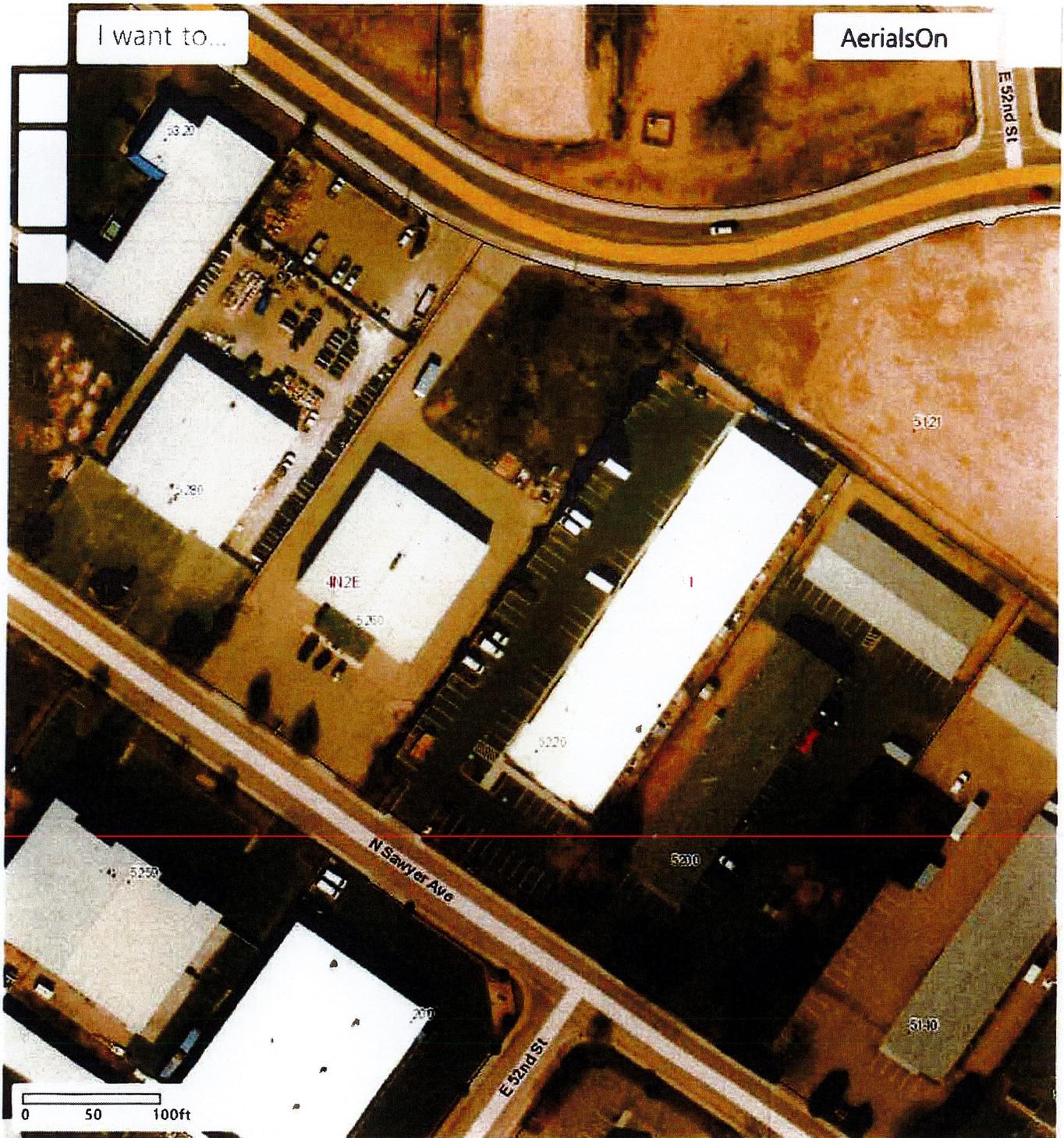
Search...

Sign in

Tools Measure Draw Query

- Point
- Freehand
- Line
- Polygon
- Rectangle
- Query
- Filter

Find Data



Search...

Sign in

Tools Measure Draw Query

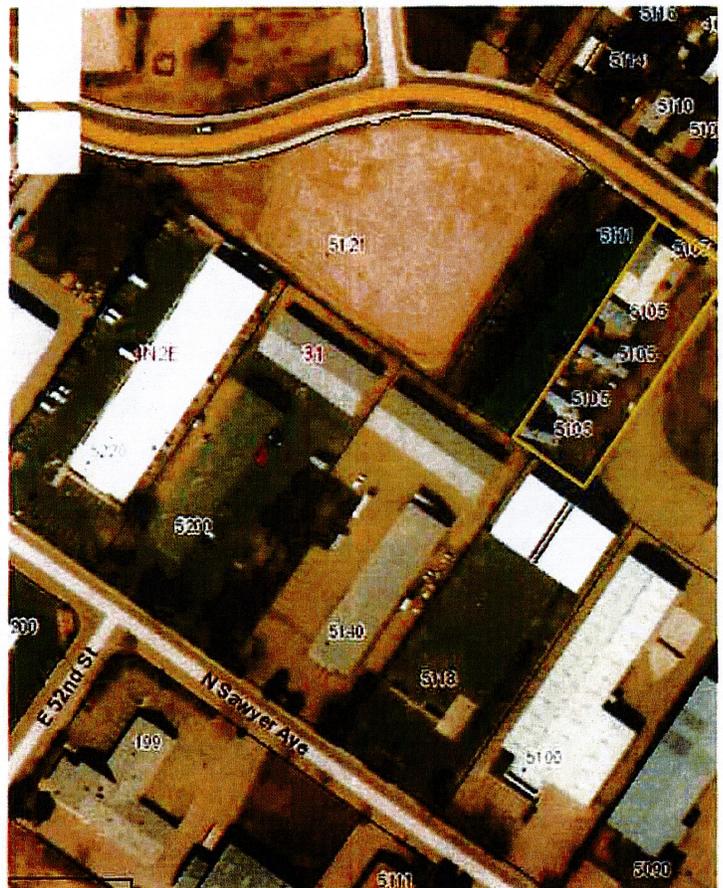
Identify Print Parcel Buffer Select and Export XLS Clear All

Common Tools

Workflow (1)

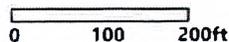
Previous Extent Bookmarks

 **R7334160231**  
 5107 N ALWORTH ST GARDEN CITY, ID 83714-0000  
[View in the Assessor Online Property System](#)



Displaying 1 - 1 (Total: 1)

Page 1 of 1





**Lewy Rate 2018:** 0.014367324

**Lewy Rt Change:**

**Zoning:** City of Garden City-C-2

**Homeowner Exemption:** \$0

**Year:** 2016

**Tax:** \$2,906

**Year:** 2017

**Tax:** \$3,037

**Year:** 2018

**Tax:** \$3,037

### Treasurer Information

### Assessor Categories

Year	Cat. Description	Acres	Value
2019	210 COM LOT OR TRACT	0.683	\$111,200
2019	420 COM IMPROVEMENT	0	\$121,500
<b>Totals:</b>		<b>0.683</b>	<b>\$232,700</b>

### LAND INFORMATION

**Residential Acres:** 0

**Commercial Acres:** 0.683

**Other Acres:** 0

**Street:**

**Water Source:**

**Sewer:**

**Sidewalks:** N

**Curbs and Gutters:** N

**View:**

**Water Influence:**

**Water Frontage:** 0

**Corner:** N

**Utilities:**

**Topography:**

**Recreation:**

### Commercial Characteristics

**Category:** 420

**Year Built:** 1978

**Business Name:** Junk King

**Stories:** 1

**Units:** 0

**Leaseable Sq. Ft.:** 0

**Ground Fl. Sq. Ft.:** 3120

**Total Sq. Ft.:** 3120

**Used Acres:** 0.25

**Total Acres:** 0.683

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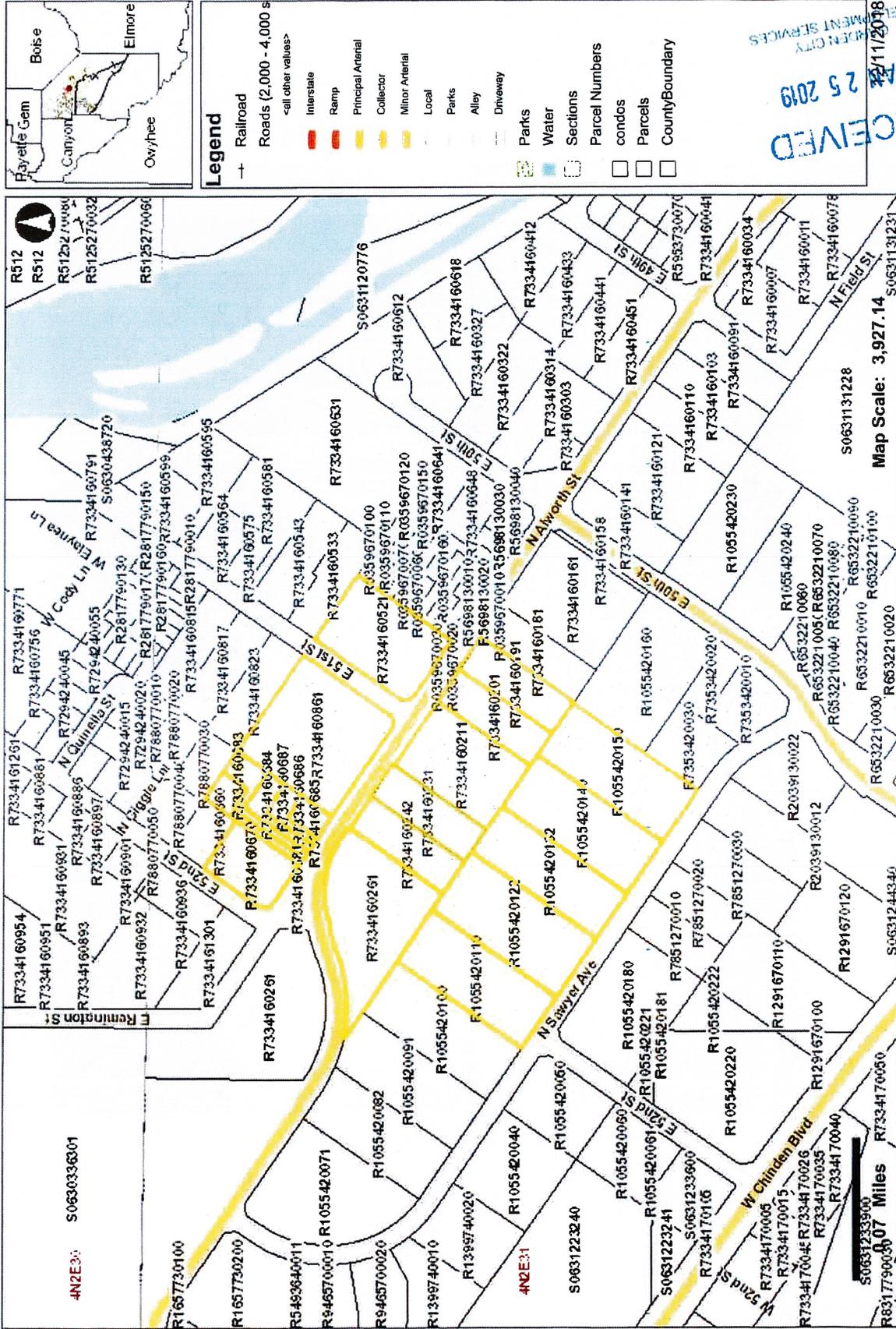
Need help? [Click here \(mailto:cservice@titleonecorp.com\)](mailto:cservice@titleonecorp.com) to email us.

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# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



4N2E30 S0630336301

4N2E31

S0631233900

0.07 Miles

**ABILITY TO SERVE AND FIRE FLOW  
LETTER**



**ABILITY TO SERVE REQUEST**

Permit info: ATS2019-7  
 Application Date: 1/25/19 Rec'd by: TK  
 FOR OFFICE USE ONLY

5015 Glenwood Street Garden City Idaho 83714 Phone 208-472-2921 Fax 208-472-2995

**CONTACT INFORMATION:**  
 Company: Junk King Name: George Gebran E-mail: gebran911@gmail.com  
 Address: 5107 N Alworth City: Garden City State: ID Zip: 83714  
 Office Phone: \_\_\_\_\_ Cell: 915-204-6345 Fax: \_\_\_\_\_

**SITE INFORMATION**  
 Project Description: Conditional use permit  
 Project Street # 5107 Street Name: Alworth  
 Subdivision: Randall Acres Lot: 15 Block: 02 Parcel #: R7334160231  
 Number of Units: 1  
 Water Service Connection: 5/8" 1" 1.5" 2" 3" 4" 6" N/A  
 Sewer Connection X N \_\_\_  
 Fire Suppression Service Connection to City Main: \_\_\_4" Sprinkler \_\_\_6" Sprinkler \_\_\_8" Sprinkler  
 \_\_\_Hydrant

**FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY**

Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathub or Combination Bath/Shower			Sinks/Bar			Please provide square footage area for all seating Indoor
3/4" Bathub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Outdoor
Clothes washer			Sinks/Special Purpose 1 1/2"			Bar
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Banquet
Dishwasher, domestic			Sinks/Special Purpose 3"			Other
Drinking Fountain or Watercooler			Sinks/Kitchen domestic			
Food Waste Grinder commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb			Sinks/Washup each set of faucets			
Hose Bibb each additional			Sinks/Service flushing rim 3"			
Shower single head trap			Washfountain			
Multi-head each additional			Urinal 1 0 GPF or greater than 1 0 GPF			
Lavatory			Washfountain, circular spray			
			Water Closet, 1 6 GPF Gravity Tank/Flushometer Valve			
Lavatory, in sets of two or three			Water Closet, greater than 1 6 GPF Gravity Tank/Flushometer Valve			
Lawn Sprinkler each head						

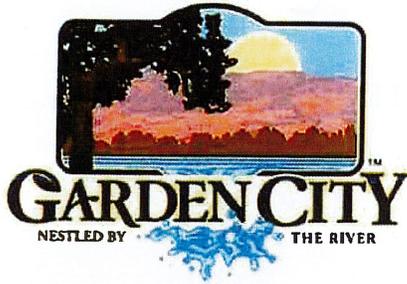
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JAN 25 2019

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions

Applicants Signature: \_\_\_\_\_ DATE: 12-7-18  
 7/17/2017



## CITY OF GARDEN CITY

6015 Glenwood Street Garden City, Idaho 83714  
Phone 208/472-2900 Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

January 31, 2019

Subject: Ability to Provide Fire Flows

**Fire Flow Information:**

Address fire flow requested for: 5107 Alworth Street

Fire hydrant serving this address: #3152 at 5103 Alworth St.

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

**Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely, **Chad  
Vaughn**

Digitally signed by Chad Vaughn  
DN: cn=Chad Vaughn, o=City of  
Garden City, ou=Public Works Water,  
email=cvaughn@gardencityidaho.or  
g, c=US  
Date: 2019.02.01 10:43:14 -0700

Garden City Public Works Water Division

cc:  
Applicant  
File



## CITY OF GARDEN CITY

6015 Glenwood Street Garden City Idaho 83714  
Phone 208 472-2900 Fax 208 472-2996

5 February 2019

Building Department  
City of Garden City  
6015 North Glenwood Street  
Garden City, Idaho 83714

**Subject: 5107 North Alworth Street  
Water and Sanitary Sewer Ability to Serve  
ATS2019-7**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 31 January 2019 (fire hydrant 3152) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

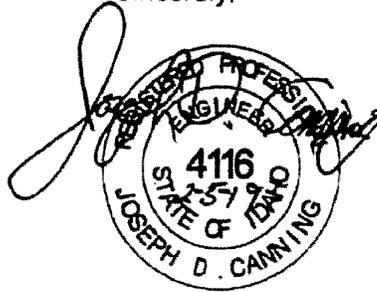
The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Connection to the city's system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that the proposed land use is capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to

the city system or to alter a preferred site design to be able to discharge to the city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new water and sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS  
B & A Engineers, Inc.  
Garden City Engineer

cc. Mr. Colin Schmidt  
Public Works Director  
City of Garden City

Mr. Troy Vaughn  
Garden City Collections/Construction Manager  
City of Garden City

Mr. Chad Vaughn  
Garden City Public Works Water Division  
City of Garden City



These documents have been reviewed and approved for compliance with applicable codes adopted by Garden City. This does not constitute a permit. See the conditions on the approval stamp on the plans.  
 Date: 08/15/18 , Permit Number: GAR2018-0029 OCC

Margaret Dimmick  
 Commissioner/Chair

Jeff Ramey  
 Commissioner

J. Todd Bunderson  
 Commissioner



**NORTH ADA COUNTY**  
 Fire & Rescue District

Shelley Young  
 District  
 Administrator

## Building Fire Code Review

<b>Project Name:</b>	Lucky Duck Thrift Store	<b>NACFR Permit:</b>	NAF18-00091
		<b>Garden City Permit:</b>	OCCFY2018-0029
<b>Address:</b>	5107 N Alworth St	<b>Project Type:</b>	Occupancy
<b>Review Code:</b>	IFC 2015		
<b>Occupancy/Load:</b>	M/20		
<b>Construction Type:</b>	VB		
<b>Area:</b>	3,400 sq.ft.		
<b>Fire Sprinklers:</b>	Unknown		
<b>Alarms:</b>	Unknown		
<b>Applicant:</b>	George Gebran		
<b>Architect's Phone:</b>	(208)		
<b>Fire Plan Reviewer:</b>	Adele Schaffeld Griffin		
<b>Reviewer's Phone:</b>	(208) 608-7098		
<b>Date:</b>	8-15-2018		

### Scheduling Inspections:

Inspections can be requested on the web using a mobile device at [pdsmobile.net](http://pdsmobile.net) or by contacting the **North Ada County Fire & Rescue District Administrative Offices (NACFR)** at **(208) 375-0906**.

**Note:** The code items listed in this report are not intended to be a complete listing of all possible code requirements in the 2015 Fire Code. It is a guide to selected sections of referenced codes. Any omission in this review does not constitute a waiver and shall not relieve the applicant of the responsibility of compliance with this Code. (IFC 105.4.4)

**Scope of Work:** Permit for an occupancy evaluation inspection to determine basic life safety requirements necessary for compliance with current adopted codes.

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## Conditions of Approval

### **No response required on the following (to be field verified)**

The following items plus any notations on the approved set of drawings must be completed prior to final inspection and approval of Occupancy:

#### **General Building Requirements:**

1. **Tenant space Address.** All individual tenant spaces shall be readily identified by a suite or space number, letter, or other approved method. Such suite or space designation shall be consistent with all building maps, building directories and fire alarm system identification methods for the site. (IFC 505; BMC 7-01-37)
2. **Fire extinguishers** shall carry a minimum 2-A:10-B:C rating and be spaced on the basis of one 2-A rating for each 6,000 sq.ft. of floor area, with a maximum 75 ft. travel distance to an extinguisher. Extinguishers shall be mounted on hangers or brackets, or in cabinets. If cabinet housing is provided, the cabinets shall not be locked. Mount handle at 48" AFF. Extinguishers shall be conspicuously located along normal paths of travel, where they will be readily accessible and immediately available in the event of fire. The fire extinguishers shall be current with inspection/testing and provided with a qualified and approved inspection tag. (Ref IFC 906, NFPA 10).  
  
**NOTE:** At least one fire extinguisher is required in this space. Final approval will be subject to satisfactory inspection by the PDS Fire Inspector.
3. **Means of egress illumination** shall comply with IFC 1006. The means of egress shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface. Means of egress illumination within the permit area and associated paths of exit travel shall be verified by the PDS Fire Inspector for locations and intensity of illumination. (Ref IFC 1008.1, 2)

#### **Storage Issues:**

4. Storage heights shall be maintained at least 24" below the ceilings in unsprinklered areas. (IFC 315.3.1)

#### **Fire Safety During Construction:**

5. One set of approved documents shall be kept on the site until the project has been approved by final inspection. (Ref IFC 105.4.6)
6. The permit Sign-Off card must be posted at all times on the project until completed. (Refer to IFC 105.3.5)
7. The tenant space shall not be occupied prior to the fire code official issuing a permit that indicates that applicable provisions of this code have been met. (Ref IFC 105.3.3 & BMC 7-01-11)

