

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
ROCKINGHAM LLC

Located at
219 ANDERSON ST (Unit #4)

PERMIT ID: 2015-01791 ISSUE DATE: 11/12/2015 CBL: 010 A008001

has permission to **Change of Use of Unit #4 from manufacturing to a brewery (Lone Pine Brewing Company). Install guardrail, walk-in cooler and plumbing.**

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 clsoed-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/ Craig Messinger

/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

Brewery - Unit 4

Building Inspections

Use Group: F-2 **Type:** 2B
Factory Industrial Low Hazard -
Brewery
Occupant Load = 18
Nonsprinkled
First Floor, Right Side
MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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 is 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 for 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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing

Electrical Close-in

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

Plumbing Under Slab

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-01791	Date Applied For: 07/24/2015	CBL: 010 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery (Lone Pine Brewing Company) (Unit #4)		Proposed Project Description: Change of Use of Unit #4 from manufacturing to a brewery (Lone Pine Brewing Company). Install guardrail, walk-in cooler and plumbing.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 09/21/2015	
Note: I-Lb zone				Ok to Issue: <input checked="" type="checkbox"/>
<p>Brewery is an allowed use. No off-street parking required, unit floor area is <3,000 sf No off-street loading required, operation is <5,000 sf</p> <p>Conditions:</p> <ol style="list-style-type: none"> 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: 11/12/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
<p>Conditions:</p> <ol style="list-style-type: none"> 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) The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2009 code. THE LICENSED PLUMBER SHALL CONTACT THE CITY PLUMBING INSPECTOR FOR APPROVAL OF THE DESIGN FOR THE FLOOR/TRENCH DRAIN WASTE REMOVAL SYSTEM. 3) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 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: Approved w/Conditions	Reviewer: Benjamin Pearson	Approval Date: 10/20/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
<p>Conditions:</p> <ol style="list-style-type: none"> 1) A sampling point for process discharge must be provided. This access point must be separate of sanitary discharge. Please contact Ben Pearson at bnp@portlandmaine.gov or 207-874-8843. 				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 10/01/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
<p>Conditions:</p> <ol style="list-style-type: none"> 1) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies. 2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve. 3) Shall meet the requirements of 2009 NFPA 1 Fire Code. 				