

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: 2016-00236 **ISSUE DATE:** 03/17/2016 **CBL:** 010 A008001

has permission to **Change of Use - Add a tasting room and ancillary/accessory retail (logo merchandise, pre-packaged food).**

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

Unit #4 - Brewery with tasting room and ancillary/accessory retail sales

Building Inspections

Use Group: F-2 & B **Type:** 2B
Factory Industrial Low Hazard -
Brewery - 18 Occupants
Business - Assembly under 50 -
Tasting Room
43 Occupants
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:

Certificate of Occupancy/Final
Fire - Change of Use Inspection
Plumbing Rough
Close-in Plumbing/Framing
Electrical Close-in

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: 2016-00236	Date Applied For: 02/02/2016	CBL: 010 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Brewery (Lone Pine Brewing Company) (Unit #4) - To add a tasting room and incidental accessory retail.		Proposed Project Description: Change of Use - Add a tasting room and ancillary/accessory retail (logo merchandise, pre-packaged food).		
Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 03/01/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note: I-Lb zone Ancillary retail to consist of logo merchandise and pre-packaged food.				
Conditions:				
1) In the industrial zones (I-Lb, I-L, I-M, and I-H), ancillary or accessory retail sales are permitted only within the limitations described in the memo titled "Definition and Scope of Uses Considered Accessory to Alcoholic Beverage Manufacturing Facilities" dated February 22, 2016.				
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: 03/14/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
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) Each room or space that is an assembly occupancy shall have the occupant load posted in a conspicuous place near the main exit from the room or space.				
3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.				
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: Not Applicable Reviewer: Rachel Smith Approval Date: 02/10/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire Status: Approved w/Conditions Reviewer: Craig Messinger Approval Date: 03/16/2016		Ok to Issue: <input checked="" type="checkbox"/>		
Note:				
Conditions:				
1) Shall comply with NFPA 101, Chapter 38, New Busines Occupacies.				
2) All means of egress to remain accessible at all times.				
3) 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.				
4) Shall meet the requirements of 2009 NFPA 1 Fire Code.				