

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 (Suite 1)

PERMIT ID: 2016-02473 ISSUE DATE: 01/05/2017 CBL: 010 A008001

has permission to **Change of Use from food production to wine production - Suite 1.**
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/ David Petruccelli

/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

Building Inspections

Fire Department

Use Group: F-2/S-2 **Type:** 2B
Light manufacturing and
warehousing - winery (no wine tasting
room or retail)
Occupant load = 4
Building is not sprinkled
UNIT 1
MUBEC/IBC 2009

Classification:
Industrial
ENTIRE

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: 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:

Framing Only

Electrical Close-in w/Fire & Draftstopping

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2016-02473	Date Applied For: 09/20/2016	CBL: 010 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Winery ("Eighteen Twenty LLC") - Suite 1	Proposed Project Description: Change of Use from food production to wine production - Suite 1.			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 10/31/2016</p> <p>Note: I-Lb zone 2,252 sq ft space - no off-street parking requirement Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This permit is not approving the unit for public retail or assembly uses such as a bar or tasting space. Any change of use or addition of new uses shall require a separate permit application for review and approval. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Laurie Leader Approval Date: 01/05/2017</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <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) 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. 				
<p>Dept: Engineering DPS Status: Approved w/Conditions Reviewer: Rachel Smith Approval Date: 11/18/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Applicant will implement best management practices such as drain screens, prevention of spills, proper disposal of an organic waste generated in the production of wine and notification of any spills to Department of Public Works at 874-8833. 2) Applicant to ensure a sample location (at this time this will be bulk containers). In the event of expansion at a later date, a sample point such as a trench drain, sump area, separate of sanitary waste needs to be available. 				
<p>Dept: Fire Status: Approved w/Conditions Reviewer: David Petrucci Approval Date: 12/15/2016</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection. 2) All outstanding code violations shall be corrected prior to final inspection. 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. 4) 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. 5) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals. 6) All means of egress to remain accessible at all times. 7) Fire extinguishers are required per NFPA 1 Table 13.6.2. Placement and Size of extinguishers shall follow NFPA 1 table 13.6.8.2.1.1. 				

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8) NFPA 1 Fire Code Per 1.14.4 Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.