

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 6)

PERMIT ID: 2017-00205 ISSUE DATE: 05/25/2017 CBL: 010 A008001

has permission to **Change of use from warehouse to brewery with interior fit-up - Unit 6**
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/ Jason Grant

/s/ Greg Gilbert

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, tasting room, & ancillary retail

Building Inspections

Use Group: F2, A2 **Type:**

ENTIRE

Fire Department

Classification:

Separated occupancies
(Industrial)

ENTIRE

NFPA 101

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:

Close-in Plumbing/Framing w/Fire & Draft Stopping

Electrical Close-in w/Fire & Draftstopping

Final - Commercial

Final - Fire

Final - Electric

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: 2017-00205	Date Applied For: 02/17/2017	CBL: 010 A008001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Unit 6 - Brewery with ancillary tasting room and retail sales (Goodfire Brewing)	Proposed Project Description: Change of use from warehouse to brewery with interior fit-up - Unit 6			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 02/23/2017</p> <p>Note: I-Lb zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Brewery allowed use per §14-232(a). Tasting room and retail sales are only allowed as an ancillary/accessory use to the principal use of brewery.</p> <p>Floor area 3,535 sf - 1 off-street parking space required. There are approx 8-10 spaces at rear of bldg, none of the other permitted uses in building required off-street parking.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) In the industrial zones (I-Lb, I-L, I-M, and I-H), ancillary or accessory retail sales and/or food service 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, which can be found on the City's website. 3) This unit shall remain a brewery with ancillary tasting room and retail sales. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				
<p>Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Greg Gilbert Approval Date: 05/25/2017</p> <p>Note: Ok to Issue: <input type="checkbox"/></p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) 1021.3 Exit continuity. Exits shall be continuous from the point of entry into the exit to the exit discharge. 1021.4 Exit door arrangement. Exit door arrangement shall meet the requirements of Sections 1015.2 through 1015.2.2. 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. 3) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) All construction shall comply with City Code Chapter 10. All smoke detectors and smoke alarms shall be photoelectric. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. A sprinkler system is recommended but not required. 6) Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes). 7) Mechanical or natural ventilation is required in the bathroom. 8) Approval of City license is subject to health inspections per the Food Code. 9) Approval is subject to compliance with City and State Food Codes. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest. 10 Through penetrations of fire-resistance-rated walls shall comply with Section 713.3.1.1 or 713.3.1.2. 11 This permit approves 219 Anderson Street Unit 6 (Goodfire Brewery) for an occupant load of 80 people and shall be posted as such in a conspicuous place near the main exit from the room or space. 				

PERMIT ID: 2017-00205

Located at: 219 ANDERSON ST (Unit 6)

CBL: 010 A008001

Dept: Engineering DPS **Status:** Approved w/Conditions **Reviewer:** Rachel Smith **Approval Date:** 05/15/2017

Note: **Ok to Issue:**

Conditions:

- 1) Applicant required to provide sampling location that is only process discharge, separate of sanitary waste. Please contact Rachel Smith, Senior Water Resources Technician at rms@portlandmaine.gov or 874-8833.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Jason Grant **Approval Date:** 05/25/2017

Note: **Ok to Issue:**

Conditions:

- 1) The means of egress shall be illuminated and marked in accordance with 2009 NPFA 101, sections 7.8 and 7.10.
7.8.1.3 The minimum illumination of the egress path for stairs shall be at least 10 ft-candle and the minimum illumination of the egress path of floors and other walking surfaces other than stairs shall be at least 1 ft-candle.
- 2) All construction shall comply with City Code, Chapter 10.
All construction shall comply with 2009 NFPA 101 Life Safety Code, Chapter # 43
All construction shall comply with 2009 NFPA 1, Fire Code.
This review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. NFPA 1 (section 1.14.4).
All means of egress to remain accessible at all times.
- 3) This space must be separated from all other tenants in the building by a 2-hour fire barriers.
- 4) This project requires a Maine State Fire Marshal's Office (SFMO) construction and or barrier free permit or correspondence from the SFMO that a permit is not required. The City of Portland must have a copy of this on file before a final inspection or certificate of occupancy can be issued. SFMO permits are required (regardless of cost) if the project involves these types of buildings state, municipal, county, educational, health care, residential care, nursing homes, DHHS licensed facilities, public assemblies, hotels, motels, inns, rooming, Lodging, restaurants, business over 3000 square feet or two or more stories, class A & B mercantiles and buildings with multiple occupancies involving new construction or alteration including but not limited to the following:
 - 1.reconfiguration of space adding or removing doors walls stairs or ramps that change parts of the means of egress.
 - 2.New additions
 - 3.Change of occupancy type
 - 4.Installation of kitchen suppression systems
 - 5.Fire alarm installations
 - 6.Sprinkler system requiring a permitMultiple Occupancies: Buildings of any size or stories with multiple occupancies in it.
- 5) Fire extinguishers are required per NFPA 1 (2009 Edition) Table 13.6.2. The quantity, size, type and location shall be in accordance with NFPA 1, 13.6.8.
- 6) All penetrations for cables, cable trays, conduits, pipes, tubes, vents, ducts, wires and similar items that pass through or penetrate a fire rated wall ceiling or floor assembly shall be protected and sealed by a listed firestop system and installed to comply with the systems manufactures recommendation.