

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
WOJCIK JOSEPH B JR

Located at
184 ANDERSON ST

PERMIT ID: 2015-00904 ISSUE DATE: 05/14/2015 CBL: 010 E001001

has permission to **AMENDMENT #1 TO BP #2014-00580 - Re-locate the tasting/retail room of the Winery/Fermentory space into the former Bakery space & expand the winery in the area that was previously the tasting room for the "Urban FF". Build new ADA bathrooms and bar**

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 cloed-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

Bays 1 & 2: Winery/Fermentory retail/tasting room, offices, storage & assembly space for accessory uses and "special events", herb drying room and a vacant space for future brewery

Building Inspections

Use Group: A-2/F-2/S-2 **Type:** 5B
Assembly - Tasting room, market and events space
Occ Load = 152
Factory Low Hazard - vacant(future) brewery Occ Load = 6
Storage Low Hazard/Accessory Offices
Occ Load = 14
Bays 1 & 2
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

Above Ceiling Inspection

Certificate of Occupancy/Final

Final - Electric

Fire - Change of Use Inspection

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: 2015-00904	Date Applied For: 04/29/2015	CBL: 010 E001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Change of Use - Bay 1 & 2, Winery/Fermentory storage, retail/tasting room, offices & space for accessory use & temporary events as allowed per the I1b Zone. Herb drying storage room, vacant industrial space (Future Brewery)		Proposed Project Description: AMENDMENT #1 TO BP #2014-00580 - Re-locate the tasting/retail room of the Winery/Fermentory space into the former Bakery space & expand the winery in the area that was previously the tasting room for the "Urban FF". Build new ADA bathrooms and bar		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 05/11/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
3) Separate permits shall be required for any new signage or outdoor seating.				
4) 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: 05/13/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
2) The small future brewery area in Bay 1 will require separate permits for a tenant fit up .				
3) 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.				
4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.				
5) 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: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 05/13/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Shall comply with NFPA 101, Chapter 37, Existing Mercantile Occupancies.				
2) Shall comply with NFPA 101, Chapter 12, New Assembly Occupancies.				
3) All outstanding code violations shall be corrected prior to final inspection.				
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) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
6) All construction shall comply with City Code Chapter 10.				