

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:** 2016-00245    **ISSUE DATE:** 04/05/2016    **CBL:** 010 E001001

has permission to **Change of Use from a Bakery to a Brewery (700 SF), no construction** 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***

Bay 1: Light Industrial - Brewery

***Building Inspections***

**Use Group:** F-2 & A-2    **Type:** 5B

Factory Low Hazard - Brewery

Occupant Load = 7

Mixed Use Nonseparated

NFPA 13 Sprinkler System

First Floor Bay 1

MUBEC/IBC 2009

***Fire Department***

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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

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.

|  |  |                                 |  |                            |
|--|--|---------------------------------|--|----------------------------|
| <b>City of Portland, Maine - Building or Use Permit</b>  |  | <b>Permit No:</b><br>2016-00245 | <b>Date Applied For:</b><br>02/02/2016 | <b>CBL:</b><br>010 E001001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716  |  |                                 |  |                            |
| <b>Proposed Use:</b><br>Brewery  | <b>Proposed Project Description:</b><br>Change of Use from a Bakery to a Brewery (700 SF), no construction |                                 |  |                            |
| <b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 02/29/2016<br><b>Note:</b> I-Lb zone - old and new uses both listed as low-impact industrial per §14-232(a). No change in parking requirement as approved in Permit #2014-00580. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                                 |  |                            |
| <b>Conditions:</b>   |  |                                 |  |                            |
| 1) In the I-L Zone retail is not a permitted use except under the accessory use of Maker's Markets as outlined in section 14-232(q). Ancillary or accessory retail sales are permitted only within the limitations as described in the memo titled "Definition and Scope of Uses Considered Accessory to Alcoholic Beverage Manufacturing Facilities" dated February 22, 2016.<br>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  |  |                                 |  |                            |
| <b>Dept:</b> Building Inspection <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 03/22/2016<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  |  |                                 |  |                            |
| <b>Conditions:</b>   |  |                                 |  |                            |
| 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.<br>2) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.<br>3) The addition of plumbing fixtures, including water lines, drainage and vent piping shall be installed in compliance with the UPC 2009 code.<br>4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.<br>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. |  |                                 |  |                            |
| <b>Dept:</b> Engineering DPS <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Rachel Smith <b>Approval Date:</b> 02/23/2016<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                                 |  |                            |
| <b>Conditions:</b>   |  |                                 |  |                            |
| 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.   |  |                                 |  |                            |
| <b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 03/23/2016<br><b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>   |  |                                 |  |                            |
| <b>Conditions:</b>   |  |                                 |  |                            |
| 1) All outstanding code violations shall be corrected prior to final inspection.<br>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.<br>3) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.<br>4) Shall meet the requirements of 2009 NFPA 1 Fire Code.<br>5) All construction shall comply with City Code Chapter 10.   |  |                                 |  |                            |