

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

ANDERSON STREET REALTY LLC

Located at

122 ANDERSON ST (#128)

PERMIT ID: 2016-02694

ISSUE DATE: 03/06/2017

CBL: 010 H005001

has permission to **Change of use from brewery to coffee roasting - construct a mezzanine for office - Tandem Coffee Roasters - 2nd building in from Anderson Street (#128)**

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/ 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

Coffee Roasting with office

Building Inspections

Use Group: B/F-2 **Type:** 5B
Coffee Roasting
Mezzanine - office - Occupant Load = 3
Total Occupant load = 8
Building is not sprinkled
ENTIRE
MUBEC/IBC 2009

Fire Department

Classification:
Industrial
ENTIRE

PERMIT ID: 2016-02694

Located at: 122 ANDERSON ST (#128)

CBL: 010 H005001

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:

Foundation/Backfill

Framing Only

Final - Electric

Final - Fire

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: 2016-02694	Date Applied For: 10/17/2016	CBL: 010 H005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Coffee Roasting		Proposed Project Description: Change of use from brewery to coffee roasting - construct a mezzanine for office - Tandem Coffee Roasters - 2nd building in from Anderson Street (#128)		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/14/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note: Ilb zone coffee roasting is low impact industrial use - office is ancillary to the coffee roasting				
Conditions:				
1) Separate permits shall be required for any new signage.				
2) The use of the second building (#128) shall remain a low impact industrial use (coffee roasting) with an office in the mezzanine. Any change of use shall require a separate permit application for review and approval.				
3) 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: Laurie Leader	Approval Date: 02/28/2017	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) 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: 10/25/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) This approval is non-applicable to Engineering DPW 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 Works for any other reason than FOG, please contact 874-8801				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Jason Grant	Approval Date: 03/03/2017	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) The means of egress shall be illuminated and marked in accordance with 2009 NFPA 101, sections 7.8 and 7.10.				
2) Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers and 2009 NFPA 101, Chapter 9.7.4 Manual Extinguishing Equipment.				
3) Mezzanine Level has a maximum occupancy load of 3 people.				
4) All construction shall comply with City Code, Chapter 10. All construction shall comply with 2009 NFPA 101, Chapters # 43 & 37 All construction shall comply with 2009 NFPA 1, Fire Code. Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code (Chapter 1.14.4).				