

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

SLEEPY HOLLOW DEVELOPMENT INC

Located at

72 COVE ST (84 Cove St -left rear)

PERMIT ID: 2015-02825

ISSUE DATE: 12/31/2015

CBL: 010 H007002

has permission to **Change of Use, from wholesale & repair to light industrial (packaging of cheese & yogurt, herb production); warehouse & distribution; ancillary retail & Winter Farmers' Market ("Swallowtail Farm and Creamery"). Plumbing & counter**

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 clsoed-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

Left rear space- light industrial, warehouse & distribution with ancillary retail

Building Inspections

Use Group: F-1, S-1 & M **Type:** 3B

Fire Department

Factory Moderate Hazard - packaging food
Storage Moderate Hazard
Mercantile
NFPA 13 Sprinkler System
First Floor
MUBEC/IBC 2009

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:

Plumbing Rough

Certificate of Occupancy/Final

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: 2015-02825	Date Applied For: 11/19/2015	CBL: 010 H007002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Light industrial (packaging of cheese & yogurt, herb production); warehouse & distribution; ancillary retail trade & Winter's Farmer's Market ("Swallowtail Farm and Creamery")		Proposed Project Description: Change of Use, from wholesale & repair to light industrial (packaging of cheese & yogurt, herb production); warehouse & distribution; ancillary retail & Winter Farmers' Market ("Swallowtail Farm and Creamery"). Plumbing & counter		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/07/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note: ILb zone § 21-1 of the City Code allows Farmers' Markets in the Ilb zone.				
Conditions:				
1) Separate permits shall be required for any new signage.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 12/30/2015	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 is a Change of Use ONLY permit. It does NOT authorize any construction activities, except for plumbing & electrical wth permits and counter				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 12/21/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Grease Control Equipment will be maintained and records of maintenance kept for a minimum of three years.				
2) Applicant is required to install grease control equipment with a minimum capability of 25 gallons per minute or greater. Equipment will capture any grease laden waste from any fixtures that may contain fats, oils, and grease (i.e. 3-bay sinks). Dishwasher will NOT be installed to the grease control equipment.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 12/04/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Fire extinguishers are required per NFPA 1.				
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.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				

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