

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

PERMIT ID: 2016-00560

ISSUE DATE: 06/15/2016

CBL: 010 H007002

has permission to **AMENDMENT NO. 1 to Building Permit #2015-02825 Change of Use - Ancillary Retail Use and Café for Farm Foods.**

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***

Left rear unit- light industrial (packaging of cheese & yogurt, herb production);  
warehouse & distribution; accessory use  
retail/café and farmer's market

***Building Inspections***

**Use Group:** F-1/S- 1/M      **Type:** 3B  
Factory Moderate Hazard - packaging food  
Storage Moderate Hazard  
Mercantile/Café with 9 seats  
NFPA 13 Sprinkler System  
First Floor left  
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

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> 2016-00560	<b>Date Applied For:</b> 03/02/2016	<b>CBL:</b> 010 H007002
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Light industrial (packaging of cheese & yogurt, herb production); warehouse & distribution; ancillary retail trade & Winter's Farmer's Market ("Swallowtail Farm and Creamery")		<b>Proposed Project Description:</b> AMENDMENT NO. 1 to Building Permit #2015-02825 Change of Use - Ancillary Retail Use and Café for Farm Foods.		
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Christina Stacey <b>Approval Date:</b> 03/17/2016 <b>Note:</b> Proposing limited food service including cheese, yogurt, grilled cheese, and smoothies made using goods packaged on-site. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) In the industrial zones (I-Lb, I-L, I-M, and I-H), ancillary or accessory retail sales and 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. 2) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Jeanie Bourke <b>Approval Date:</b> 06/15/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
<b>Dept:</b> Fire <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Craig Messinger <b>Approval Date:</b> 03/23/2016 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>				
<b>Conditions:</b>				
1) Shall comply with NFPA 101, Chapter 36, New Mercantile Occupancies. 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. 4) All construction shall comply with City Code Chapter 10.				