

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOX HOLE LLC

Located at

41 FOX ST

PERMIT ID: 2015-02864

ISSUE DATE: 01/21/2016

CBL: 012 C012001

has permission to **Change of use of one existing residential garage ("Garage A" to the left of the residence) to a brewery. Interior work including electrical upgrade, new lighting, insulation and sheetrock, one sink, and three replacement windows.**

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

Two family with brewery in detached garage

Building Inspections

Use Group: R-3 & F-2 **Type:** 5B
Residential Two Family w/detached garage
Factory Industrial - Low Hazard,
Brewery - 5 Occupants
Nonsprinkled
Garage A-One level
MUBEC/IBC 2009

Fire Department

PERMIT ID: 2015-02864

Located at: 41 FOX ST

CBL: 012 C012001

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
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: 2015-02864	Date Applied For: 11/25/2015	CBL: 012 C012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Two-Family and brewery in one existing detached garage		Proposed Project Description: Change of use of one existing residential garage ("Garage A" to the left of the residence) to a brewery. Interior work including electric upgrade, new lighting, insulation and sheetrock, one sink, and three replacement windows.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/15/2015	
Note: B-5 zone Commercial "nano-brewery" - allowed light industrial use No off-street parking required			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) This property shall remain a two-family dwelling with brewery. Any change of use or addition of a new use shall require a separate permit application for review and approval.				
2) Separate permits shall be required for any new signage.				
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: Jeanie Bourke	Approval Date: 01/21/2016	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) This permit approves the use of the garage as a brewery with no bathroom installation as the tenant is also a tenant of the two family dwelling on this property. If this space is leased to a separate tenant not residing at the dwelling, a bathroom will be required to be installed.				
2) 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.				
3) Wiring installations for this project or occupancy shall comply with the 2011 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards.				
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: Engineering DPS	Status: Not Applicable	Reviewer: Rachel Smith	Approval Date: 12/09/2015	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) This approval is non-applicable to Engineering DPS 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 Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 01/20/2016	
Note:			Ok to Issue: <input checked="" type="checkbox"/>	
Conditions:				
1) Shall comply with NFPA 101, Chapter 40, Industrial Occupancies.				
2) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer.				
3) 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.				
4) Shall meet the requirements of 2009 NFPA 1 Fire Code.				

5) All construction shall comply with City Code Chapter 10.